

# Social, Community and Cultural Infrastructure Audit

for Phase 1 Corrib Causeway  
Development at

Dyke Road, Terryland,  
Galway



in partnership with



March 2025



Planning & Development Consultants

63 York Road,  
Dun Laoghaire  
Co. Dublin

[www.brockmcclure.ie](http://www.brockmcclure.ie)



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## 1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have prepared this Social, Community and Cultural Infrastructure Audit on behalf of **Galway City Council, City Hall, College Road, Galway, H91 X4K8, in partnership with the Land Development Agency, 2<sup>nd</sup> Floor Ashford House, Tara Street, Dublin 2** to support an application for a Residential Development on lands at **Dyke Road, Terryland, Galway**.

This Social, Community and Cultural Infrastructure Audit is lodged as an accompanying report for the proposed development and should be read in conjunction with all plans and particulars submitted as part of the overall application.

This Audit has been prepared in compliance with the following statement from Section 1.5.3 of the Galway City Council City Development Plan 2023-2029, which reads as follows:

*“It is a given that compact growth of itself will not deliver sustainable neighbourhoods and the vision for the city is that the delivery of housing is balanced with the provision of community infrastructure which includes a range of critical facilities including good open space, recreation facilities, good transport options and appropriate social and community infrastructure.”*



Figure 1 – Extract from NPF – Elements Supporting Quality of Life

In preparing this audit, it was considered appropriate to review social, community and cultural infrastructure facilities in the immediate vicinity of the subject site and the underlying demographic trends to determine existing capacity and future demand. As such this Social and Community Infrastructure Statement looks at the following elements of local social infrastructure for the area surrounding the site:

- Public Transport
- Childcare
- Education
- Retail Facilities
- Other Community facilities
  - Sports Clubs
  - Parks and Amenity Spaces



- Arts and Cultural facilities
- Health Care
- Religious Institutions
- Elderly Care
- Emergency Services
- Employment Opportunities

A number of steps were taken for the review of the various elements of social, community and cultural infrastructure. The Methodology is detailed in each of the relevant sections of this report.

We wish to highlight at this point that this report is compiled as a largely desktop - based study.

## 2 Subject Site

The site measuring approx. 1.114 ha is located in Galway City. It is a key city centre regeneration and opportunity site and is earmarked for significant development in the local context. The site sits on the eastern bank of the River Corrib and addresses Dyke Road to the west, the existing Dyke Road Car Park to the south and the R866 (also known as Headford Road) further southeast. The site borders the retail and commercial developments of Galway Retail Park to the east, and the Black Box Theatre to the north. Terryland Forest Park is located further north. The subject site itself comprises a surface car park of approx. 389 no. car parking spaces. The Dyke Road Car Park to the south of the site contains approx. 165 no. car parking spaces.



Figure 2 – Aerial Map with Indicative Subject Site Boundary outlined in Red

The subject site is located in the vicinity of the city core and is proximate to a variety of land uses, services, amenities and public transport nodes.

Galway Shopping Centre, Corrib Shopping Centre and Corbett Court Shopping Centre are located within 600 m of the subject site. These centres have a wide variety of retail, medical and convenience uses and services providing for daily needs. The site is also proximate to a number of community and social infrastructure facilities including educational uses, childcare facilities, sports clubs and leisure centres, parks and public open spaces, community centres, libraries and youth clubs and medical centres (a review of all available community infrastructure in the vicinity of the site is detailed in Section 9 of this Social, Community and Cultural Infrastructure Audit). In addition, there are many restaurants, public houses and coffee shops within the town centre and surrounding area, all of which are within walking distance and provide for a diverse selection of places for residents to eat, drink and socialise. Post office, credit unions and banks are all vital aspects of social infrastructure and there are many options for such services in the immediate vicinity of the site.

The subject site is located a 300m (4-minute walk) away from the closest bus stops; Headford Road (Stop ID: 523711) and Woodquay Court (Stop ID: 525411). Both stops are served by the 407 bus route. Located 550 metres (7-minute walk) from the subject site is Saint Francis Street (Stop ID: 523021). This stop is served by the following routes; 402, 404, 405, 407, 410, 411, 412, 419 and 424. Approx. 600 m from the site





(9-minute walk) is Bóthar Bhreandán Ui Eithir (Stop ID: 523211) which is served by routes: 401, 404, 409, 430.

Galway Ceannt Station is located 800 m (11-minute walk) from the subject site. This station provides railway links to Ennis, Limerick, Cork, Athlone, and Dublin.

## 2.1 Black Box Theatre

The Black Box Theatre sits adjacently to the north of the subject site. It is one of Galway's largest theatre spaces. It is a multi-purpose performance arts space which each year hosts an eclectic programme of theatre, music, comedy and multi-format events.

The theatre has an auditorium 25m x 25m in size and all seating and staging fit within this space. Seating is retractable and tiered seating 429 max. Loose seats at ground level can be added to a maximum capacity of 600 which would affect the size of the stage. The theatre can host up to 600 seated patrons or 800 standing patrons.

There are 2 no. dressing rooms with a maximum capacity for 8 persons and there is no stage door access. The Black Box site itself has 14 no. car parking spaces.

The Black Box Theatre is owned and managed by Galway City Council and their programme activities are supported by the Arts Council.

## 2.2 Overview of Proposed Development

The proposed development will consist of the construction of a new residential development of 219 no. apartment units and a childcare facility (approx. 241 sq m) in the form of 1 no. new residential block (5 - 9 storeys over lower ground floor level) with associated car parking, bicycle parking, public and communal open spaces, and all ancillary works on a site area of 1.144 ha.

The proposed development will provide for:

- a) 219 no. residential apartment units (109 no. 1-bedroom units, 100 no. 2-bedroom units and 10 no. 3-bedroom units) each with an associated private open space area in the form of a balcony/terrace.
- b) A raised pedestrian boardwalk along the western elevation of the proposed building.
- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children's play area and outdoor sports equipment.
- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.
- e) A total of 33 no. new car parking spaces at surface level to serve the proposed residential development (including 2 no. accessible spaces). In addition, 2 no. set down / drop off spaces are proposed to serve the childcare facility.
- f) A total of 465 no. bicycle parking spaces to include 330 no. standard residential spaces, 100 no. visitor spaces, 25 no. cargo bicycle spaces and 10 no. bicycle parking spaces dedicated for the childcare facility staff, all at surface / lower ground floor level.
- g) Vehicular access to serve the development is proposed via Dyke Road at 2 no. new locations along the western site boundary (to the north west and south west of the main development site). Pedestrian and Cyclist access is also proposed throughout the site via Dyke Road and a new pedestrian crossing is also delivered at Dyke Road. The proposed development will extinguish the existing pedestrian connection between Galway Retail Park and the subject site as part of wider proposals for local improvements to permeability.
- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.





- i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).
- j) The removal of existing bring bank facilities including 2 no. clothing banks and 8 no. bottle banks from Dyke Road.
- k) 2 no. telecommunications lattice towers (overall height 6.45 m and 7.67 m) affixed to the rooftop supporting 9 no. 2m 2G/3G/4G antennas; 9 no. 0.8m 5G antennas; 6 no. 0.3m microwave transmission links; together with all associated telecommunications equipment and cabinets. The proposed overall building height including the telecommunications towers is approx. 38.18 m (+43.18 AOD).

The development will also provide for all associated site development works, infrastructure, excavation and clearance works including decommissioning the existing Black Box Theatre waste water pumping station, provision for a new pumping station complete with below ground emergency storage, all boundary treatment/retaining walls, public lighting, internal roads and pathways, ESB substations, switch rooms, water tank rooms, cleaner store and WC, meter rooms, facilities management office, parcel store, comms rooms, plant room, generator room / associated plant space, bin storage, bicycle stores, hard and soft landscaping, play equipment, below ground attenuation tanks, nature based SUDs features, green roofs, roof plant, new and replacement site services and connections for foul drainage, surface water drainage and water supply.

This planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.



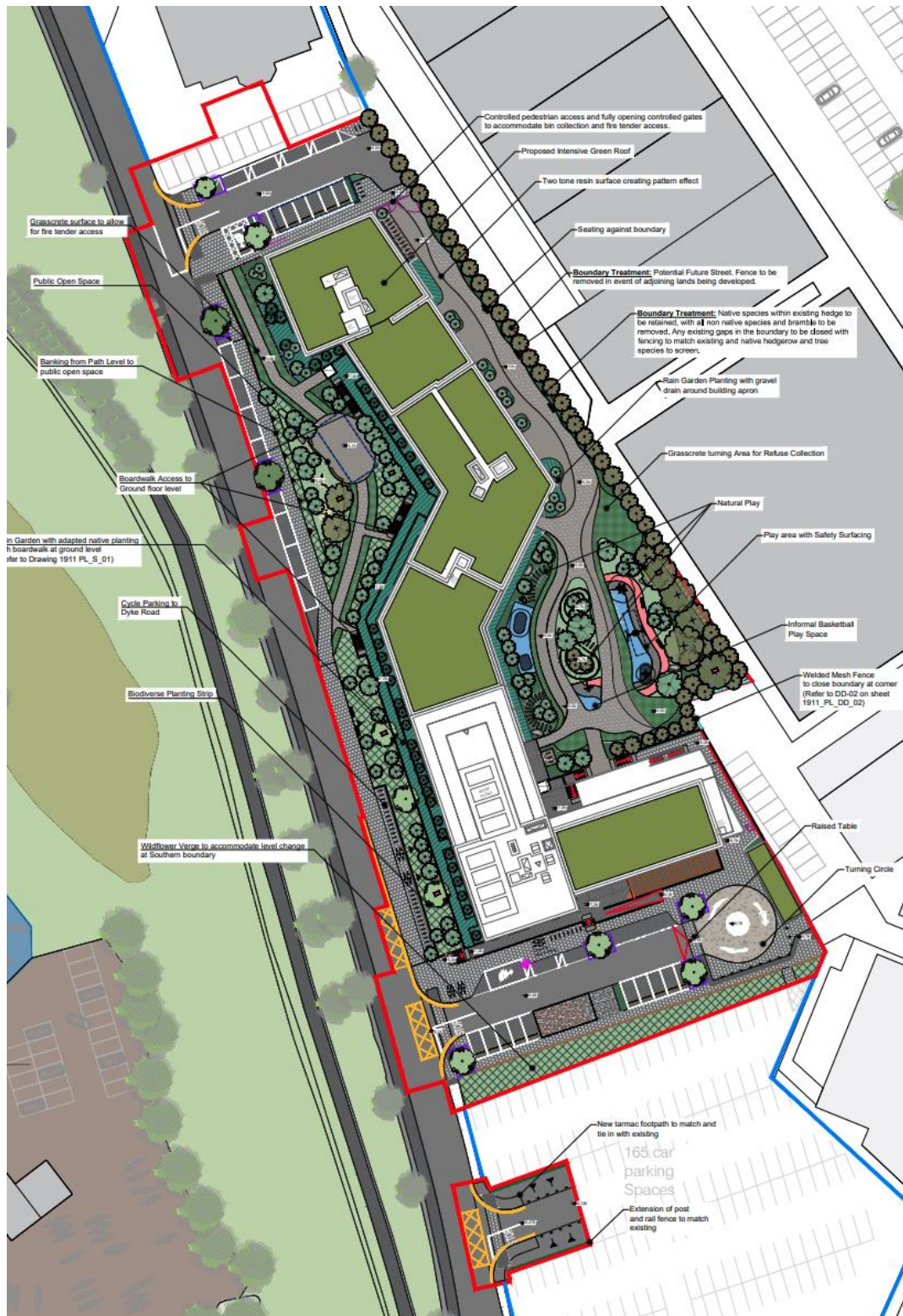


Figure 3 – Proposed Site Layout Plan





### 3 Planning Policy Context

This section details the relevant strategic and statutory planning policy context associated with education, childcare, open spaces, retail provision and social, leisure and recreational facilities.

### 3.1 National Planning Framework – Project Ireland 2040

This document forms the overarching framework for the spatial development of Ireland to 2040. Published in February 2018 and revised in November 2024, the NPF envisages the population of Galway City and Suburbs to grow an additional 36,000 people between 2022 and 2040 or achieve at the least, a population of 122,000 in total by 2040.

One of the key focus points of the NPF is sustainable and compact development within pre-existing urban areas as well as the provision of accessible service and facilities for communities, with an particular emphasis on childcare, health services and educational facilities supported by compact growth in urban areas.

Given its focus on sustainable development, the NPF includes a number of points related to social infrastructure inclusive of ‘National Strategic Outcome 10: Access to Quality Childcare, Education and Health Services’ which seeks to provide good accessibility to quality health services and childcare and education facilities, supported by compact growth in urban areas.

Furthermore, Chapter 6 of the NPF states that the “ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment” is intrinsic to providing a good quality of life for new and existing communities. A Hierarchy of Settlements and Related Infrastructure indicates the services and facilities necessary within settlements of different size to serve their populations shown in the figure below.



**Figure 4 – NPF Hierarchy of Settlements and Related Infrastructure Facilities**

### 3.2 The Provision of Schools and the Planning System, July 2008

In July 2008, the Department of the Environment, Heritage, and Local Government together with the Department of Education and Science published a code of practice document entitled '*The provision of Schools and the Planning System*'.

The code of practice document sets out the best practice approaches that should be followed by Planning Authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

The main focus of the document details the procedures to be adopted by Planning Authorities in integrating schools planning issues into their development planning processes. The Code of Practice document details a number of actions envisaged, which have been agreed by the Department of Education and Science and the Department of the Environment Heritage and Local Government:

- *Forecasting Future Demand*
- *Planning for New Schools through Local Authority Development Plans*
- *Location of Schools - Planning Considerations*
- *Site Development Standards*
- *School Development Proposals and the Development Management Process*
- *School Site Identification and Acquisition*

With regards Forecasting Future Demand specifically we note that there are a number of measures identified on which future primary school demand will be based on the following:

- *The anticipated increase in overall population for the city/county plan area over the next nine years;*
- *The current school going age population based on school return;*
- *The increase in school-going population, assuming that an average of 12% of the population are expected to present for primary education; and*
- *The number of classrooms required in total derived from the above.*

With reference to post primary schools, the code of practice document notes that the procedure for establishing demand is more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post primary schools coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools.

In support of the above aims, the code of practice document states that Planning Authorities will make available and in a timely fashion and insofar as possible reasonable estimates of future development potential within their areas through the Development Plan and local area plan processes and in a manner consistent with broader national and regional estimates of growth contained in the NSS and Regional Planning Guidelines.

This report has had regard to the code of practice document and has forecasted the future demand the proposed development will have on the existing schools in the area and has assessed the historic enrolment trends to establish the enrolment patterns in line with the code of practice document.

### 3.3 Childcare Facilities - Guidelines for Planning Authorities (2001)

The Childcare Guidelines provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals. The Childcare Guidelines are intended to ensure a consistent approach throughout the country to the treatment of applications for planning permission for childcare facilities.

Section 2.4 of the Childcare Guidelines set out the appropriate locations for childcare facilities, stating that:



*“Planning authorities should require the provision of at least one childcare facility for new housing areas, unless there are significant reasons to the contrary or where there are adequate childcare facilities in adjoining developments.”*

The Childcare Guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, namely:

- The current provision of childcare in the area;
- The nature of emerging new communities; and
- Current demographic trends.

Appendix 2 of the Childcare Guidelines specifically states that:

*“The threshold for provision should be established having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.”*

The Childcare Guidelines identify a number of appropriate locations for childcare facilities, which include the following:

- *New Communities/Large Housing Developments*
- *The vicinity and concentrations of workplaces, such as industrial estates, business parks and any other locations where there are significant numbers working*
- *In the vicinity of schools*
- *Neighbourhood, District and Town Centres*
- *Adjacent to public transport corridors, park and ride facilities, pedestrian routes, and dedicated cycle ways*

The provision of childcare facilities is further elaborated on in Section 3.3.1 of the Childcare Guidelines which states that *“a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate”* for new residential developments.

The recommendation for new housing developments is the provision of 1 facility for each 75 dwellings. This will generally provide for 20 childcare spaces based on a requirement of 35 of such dwellings requiring childcare spaces. The Childcare Guidelines state that 50% of units can be assumed to require childcare.

However, they continue by clarifying that such Guidelines are exactly that – guidelines and not a strict prescription or requirement – and the provision of childcare facilities will depend on the particular circumstances of each individual site and development. We specifically note that Appendix 2 of the Childcare Guidelines identifies that:

*“Any modification to the indicative standard of one childcare facility per 75 dwellings should have regard to:*

- 1. The makeup of the proposed residential areas i.e. an estimate of the mix of community the housing area seeks to accommodate.*
- 2. The results of any childcare needs analysis carried out as part of a county childcare strategy or carried out as part of a local or action area plan or as part of the development plan in consultation with county childcare committees which will have identified areas well-served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure.”*

In this case, the proposed development has had regard to the makeup of the surrounding residential areas and proposes an approx. 241 sqm childcare facility.

Based on the mix proposed, we note the following requirements for childcare:

- 50% of 2 and 3 bedroom units will require childcare provision. We have identified that there are 110 x 2 and 3 bedroom units (100 x 2 bedroom units and 10 x 3 bedroom units) proposed and so 50% equates to 55 no. units having the potential to require childcare.
- The worst case scenario or uppermost requirement is that all 2 and 3 bed units have the potential to create demand for childcare provision. On this basis, **a total of 110 units therefore**





**have the potential to require childcare based on the current unit mix (100 x 2 beds and 10 x 3 beds).** We note the following calculations in this regard:

- 110 units - 1 facility required for every 75 units =  $110/75 = 1.4667$
- 20 childcare spaces required for every 75 units =  $20 \times 1.4667 = \mathbf{c. 29.334 \text{ spaces required}}$

Please refer to the childcare facilities audit in Section 6 of this report for further detail in relation to compliance with the above guidelines.

### 3.4 Circular Letter PL3/2016

The Department of Environment, Community and Local Government issued a Circular Letter (PL3/2016 – childcare facilities operating under the Early Childhood Care Education (ECCE) Scheme, in which it noted that the Early Childhood Care Education (ECCE) has been expanded to make it available to all children from the age of 3 years until they transfer to primary school.

The Department requests that Planning Authorities have:

*“Expedite, insofar as is possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate.”*

The Department further requests Planning Authorities to:

*“Exclude matters relating to childcare facility standards outlined in Appendix 1 of the Childcare Facilities Guidelines 2001 – including the minimum floor area requirements per child – from their consideration of planning applications relating to childcare facilities and to solely focus on planning related considerations that fall within the remit of the Planning and Development Act, 2000, as amended in the determination of such planning applications.”*

Rather than blanket provision for childcare spaces through the development management process, the recommendations under this circular are to have regard to childcare policy, local demographics, and existing or required (additional) provision within a given catchment.

### 3.5 Sustainable Urban Housing: Design Standards for New Apartments (2023)

The 2023 version of these Apartment Guidelines states the following in relation to apartment developments:

*“In general terms, apartments are most appropriately located within urban areas. As with housing generally, the scale and extent of apartment development should increase in relation to proximity to core urban centres and other relevant factors. Existing public transport nodes or locations where high frequency public transport can be provided, that are close to locations of employment and a range of urban amenities including parks/waterfronts, shopping and other services, are also particularly suited to apartments.”*

This Social, Community and Cultural Infrastructure Audit assesses the existing local facilities and amenities which would be available for future residents.

The Guidelines reiterate the provision of one child-care facility for every 75 dwelling units, subject to the proposed development mix and existing local childcare facilities:

*‘4.7: Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established **having regard to the scale and unit mix** of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.’*

In addition to this it clarifies that ‘unit mix of the proposed development’ relates to one bed and studio apartments, along with the possibility of some or all two or more bedrooms units, not contributing to the childcare provision:







*‘One-bedroom or studio type units should **not generally be considered to contribute to a requirement for any childcare provision** and subject to location, this may also apply in part or whole, to units with two or more bedrooms.’*

With this in mind, we note that the current proposal delivers on the following mix:

- 109 no. 1-bed (49.8%)
- 22 no. 2-bed, 3-person (10%)
- 78 no. 2-bed, 4-person (35.6%)
- 10 no. 3-bed (4.6%)

109 of the proposed units (49.8%), will comprise one-bedroom units. These units, in accordance with the recommendation of the guidelines, are unlikely to generate childcare demand. In addition, it is considered that not all 2-bedroom units are likely to result in a need for childcare facilities considering that these apartments are likely to be more attractive young professionals and not necessarily families. However, for the purpose of this assessment all 2 and 3 bed units have been considered as potentially having a demand for childcare to some degree. Therefore, a maximum number of 110 units in the scheme are considered to have some potential for childcare requirements, but in reality, it is expected to be a lot less than this. A further and full assessment of the scheme in respect of childcare is outlined in Section 6 of this report, and we refer the Planning Authority to this in the assessment of the scheme as proposed.

### 3.6 Sustainable Residential and Compact Settlements Guidelines, 2024

Appendix C of the Sustainable Residential and Compact Settlements Guidelines sets out a reference for planning authorities and prospective applicants in relation to supplemental information that may assist in the consideration of planning applications and the suggested thresholds at which the need for supplemental information should be considered.

The Guidelines require a ‘Community, Social and Cultural Infrastructure Audit’ to be submitted in support of a Large-scale Residential Development application (in excess of 100 homes) where such an audit has not been undertaken as part of the statutory plan making process.

We note that the Galway City Development Plan 2023-2029 has a specific objective 7.7.4 to undertake a Social and Community Infrastructure Audit within three years of the adoption of the Development Plan. This Audit has not yet been undertaken by the Council and as such, this Social, Community and Cultural Infrastructure Audit has been prepared to accompany the planning application for the 219 no. residential development.

### 3.7 Regional Spatial and Economic Strategy for the Northern and Western Region 2020-2032

Section 7.5 of the Regional Spatial and Economic Strategy states that access to affordable and high-quality childcare is an essential requirement for an equitable society, a thriving economy and sustainable communities and is a critical part of our nation’s infrastructure. We note the following Regional Policy Objectives:

- RPO 3.6.10** *Support the provision of Childcare, Education and Health Services within the same timeframes as the residential and employment uses outlined above.*
- RPO 7.15** *Encourage multi-agency approaches for delivering the health, social care, education and community services needed by growing, diverse or isolated communities.*

These are the key community infrastructure policies for consideration as set out in the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly 2020-2032.

### 3.8 Galway City Development Plan 2023-2029

The Galway City Development Plan 2023-2029 provides the overarching policy that applies to the area.

The Council recognises the importance that availability and access to such infrastructure brings to quality of life as experienced in the city and the difference it can make to people’s lives. In particular it is acknowledged that in order to build sustainable neighbourhoods there is a need for them to be supported by a range of community facilities that are accessible and sufficiently flexible to adapt and accommodate



to the changing needs in society. The Development Plan supports this approach by setting out clear policies and objectives to ensure the alignment of social and community facilities with both existing and new communities.

The current Galway City Local Economic and Community Plan 2024-2029 contains the following relevant high level goals:

- 1 a world class creative city region**
- 2 an innovative city**
- 3 an equal and inclusive city**
- 4 a sustainable and resilient city**
- 5 a city that promotes health and wellbeing**

Figure 5 – High Level Goals of the Galway City Local Economic & Community Plan

The Development Plan contains the following policies relating to Social and Community Facilities in the area as follows:

#### **General Policies**

- Policy 7.1.1** “Support and facilitate the sustainable development of community, social and cultural infrastructure in collaboration with all stakeholders that affords inclusive opportunities for everyone to shape their own lives, enables communities to realise their full potential and that contributes to a high quality of life and wellbeing for all who live work and visit the city.”
- Policy 7.1.5** “Promote and facilitate in conjunction with key stakeholders the co-location of community services and infrastructure to allow for shared use for a variety of purposes including health, education, social and local enterprise and community activities.”

#### **Creative City Policies**

- Policy 7.2.7** “Enable expansion of accessible arts and culture infrastructure by requiring such facilities to be integrated into planned development on designated Regeneration and Opportunity Sites.”
- Policy 7.2.10** “Support the use of public outdoor spaces for public performance, festivals, events and engagement with the arts and culture activities in accordance with Galway City Public Realm Strategy 2019 and accompanying manuals.”

#### **Community Facility Policies**

- Policy 7.5.2** “Support the location and concentration of local community facilities and services in accordance with the aim to build sustainable, compact neighbourhoods in line with the ‘15-minute city’ concept so that these can be easily accessible by walking and cycling. Where larger scaled facilities and services are provided these should be aligned with existing /proposed public transport links.”
- Policy 7.5.4** “Encourage and facilitate the provision of community facilities and local services of a nature and scale appropriate to serve the needs of the local community in tandem with the development of residential areas.”

#### **Education Policies**

- Policy 7.6.1** “Ensure that sufficient land is reserved for the establishment, improvement or expansion of education facilities within the city in accordance with the settlement strategy, targeted population and in collaboration with the Department of Education.”
- Policy 7.6.2** “Support the ongoing development and provision of third level education, further education and lifelong learning in the city.”



### **Childcare Policies**

- Policy 7.7.2** “Contribute to the provision of childcare facilities by requiring that such facilities be provided in conjunction with residential developments over 75 dwelling units. An exception can only be considered where it can be clearly established and professionally supported that adequate childcare facilities already exist to service the area and where acceptable alternative arrangements to support childcare, play and or other child specific facilities are deemed acceptable.”

### **Healthcare**

- Policy 7.8.1** “Promote the delivery and enhancement of health care facilities in the city having regard to the designated role of Galway as a Regional City under the NPF/RSES.”

### **Specific Policy Objectives**

- Policy 7.7.1** “Support the delivery of actions and objectives of the Local Economic and Community Plan in partnership with the Local Community Development Committee (LCDC) and in conjunction with key stakeholders.”
- Policy 7.7.4** “Undertake a Social and Community Infrastructure Audit within three years of the adoption of the City Development Plan in conjunction with the LECP/LCDC and relevant stakeholders to establish a baseline of services in the city and to ensure adequate community facilities are provided to serve the existing and future targeted population of the city.”
- Policy 7.7.8** “Support the provision of a new arts performance and exhibition space and a municipal gallery in the city.”
- Policy 7.7.13** “Support the development of a permanent site for a post primary school in the East of the city.”
- Policy 7.7.14** “Support the development of a permanent site for a primary school in the West of the city.”

These are the key community infrastructure policies for consideration as set out in the current Galway City Development Plan 2023-2029.



## 4 Public Transportation Infrastructure

### 4.1 Pedestrian Facilities

The majority of the roads approaching the subject site incorporate good quality pedestrian facilities. In the immediate vicinity of the subject site, pedestrians can benefit from an existing footpath of approximately 2 m width and sufficient street lighting. The following map outlines the reach from the subject site by foot within a 20-minute walk at 5-minute intervals.



Figure 6 – Subject Site Reach by Foot

### 4.2 Cycling Facilities

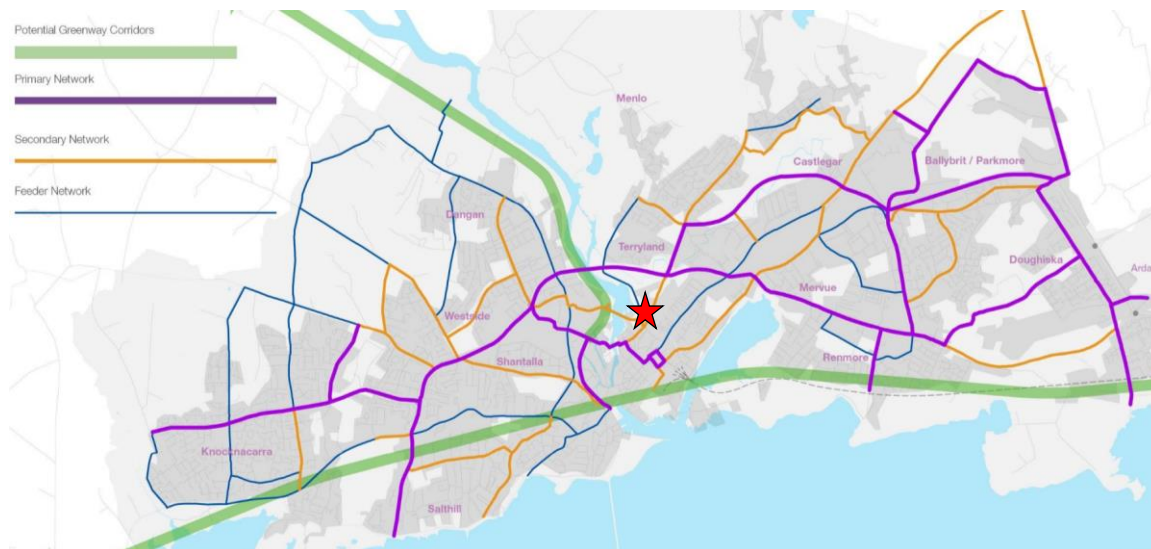
At present, there is poor cycling infrastructure in the immediate vicinity of the subject site. However, we note that Galway City Council and Galway County Council, in partnership with the National Transport Authority have developed the Galway Transport Strategy, 2016 (GTS). The GTS sets out a series of actions and measures, covering infrastructural, operational and policy elements to be implemented in Galway over the next 20 years and sets out a framework to deliver the projects in a phased manner. The GTS proposes a new cycling network in Galway City which will give priority to cyclists, both for commuting and as a leisure activity and will when delivered encourage the uptake of cycling. The Cycle Network will also incorporate improvements to pedestrian facilities.

The GTS includes for a core, secondary and feeder Cycle Network, which supports each other and reinforces connections across the city and environs. Where possible, the proposed routes are fully segregated from motor traffic. In other locations, the network includes on road cycle lanes or sharing facilities with bus lanes. Where it is proposed to limit traffic, particularly in the city centre, the cycling environment will become much safer and more attractive. The Cycle Network in respect of the subject site is shown in the Figure below. The site will be proximate to all future Primary, Secondary and Feeder network routes.

There are a number of completed and ongoing active travel projects within Galway City led by Galway City Council as part of the GTS. We note specifically that on 21 October 2024, improvement works commenced on the existing cycle lane and footpath on Headford Road on the northbound side of Headford Road,



between the bus stop opposite Terryland Retail Park and the Kirwan Junction. Further, we note that the permitted BusConnects Galway: Cross City Link will significantly improve the pedestrian and cycling infrastructure in the immediate vicinity of the subject site.



**Figure 7 – Proposed Cycle Network with subject site identified by Red Star (Source: Galway Transport Strategy, 2016)**

The subject site is also in proximity to several existing ‘TFI Bikes’ depots. There are 195 no. bikes in operation across the city throughout 23 no. stations with the closest being at Headford Road (approx. 50 m / 2-minute walk) from the subject site and at Wood Quay (approx. 350 m / 5-minute walk).

Currently, the Headford Road area has a weak urban structure and lacks cohesion. The proposed development would be a catalyst for development and regeneration of the area. The future Connemara Greenway project will be located just to the south of the site, improving the permeability of the area for pedestrians and cyclists. With this, the proposed development has been designed having regard to the future Connemara Greenway. In addition, we note that the proposed development is proximate to future proposals for the Clifden Railway Pedestrian and Cycle Bridge, which had a non-statutory public consultation from 7<sup>th</sup> March 2024 to 11<sup>th</sup> April 2024. This project will further improve the pedestrian facilities and permeability proximate to the subject site.

The bringing forward of the subject scheme coupled with future proposals outlined above, future Bus Connects and recently permitted Cross City Link Scheme (ABP Ref. 314597) will create a significantly improved public realm and pedestrian accessibility at this location.



Figure 8 – Proposed Cycling Infrastructure and Greenway Integration

## 4.3 Bus Service

### Local Bus Network

The subject site is located a 300m (4-minute walk) away from the closest bus stops; Headford Road (Stop ID: 523711) and Woodquay Court (Stop ID: 525411). Both stops are served by the 407 bus route. Located 550 metres (7-minute walk) from the subject site is Saint Francis Street (Stop ID: 523021). This stop is served by the following routes; 402, 404, 405, 407, 410, 411, 412, 419 and 424. Approx. 600 m from the site (9-minute walk) is Bóthar Bhreandán Uí Eithir (Stop ID: 523211) which is served by routes: 401, 404, 409, 430.

The table below provides more information regarding these routes.

No.	Route	Mon-Fri	Saturday	Sunday
401	Salthill – Eyre Square – Parkmore Ind. Est.	Every 20 mins	Every 20 mins	Every 20 mins
402	Seacrest – Eyre Square – Merlin Park Hospital	Every 30 mins	Every 30 mins	Every hour
404	Oranmore – Eyre Square - Newcastle	Every 30 mins	Every 30 mins	Every 30 mins
405	Rahoon – Eyre Square - Ballybane	Every 20 mins	Every 20 mins	Every 40 mins
407	Eyre Square – Bothar an Choiste	Every 30 mins	Every 30 mins	Every hour



No.	Route	Mon-Fri	Saturday	Sunday
409	Eyre Square – Parkmore Ind. Est.	Every 10-15 mins	Every 10-20 mins	Every 15-20 mins
410	Eyre Square – Mount Prospect	Every hour	Every Hour	Not Operational
411	Eyre Square – Tor Buí	Every 30 mins	Every 30 mins	Every 30-45 mins
412	Eyre Square – Mount Prospect	Every 30 mins	Not Operational	Not Operational
419	Galway – Oughterard - Clifden	Approx. every 2 hours	Approx. every 2 hours	Differing times
424	Galway – Carraroe - Lettermullen	15 mins - Hourly	Approx. Hourly	Approx. Hourly
430	Galway - Ballina	5 services daily	5 services daily	Not Operational

**Table 1 – Bus Routes / Frequency**

We refer An Bord Pleanála to the accompanying Public Transport Capacity Assessment prepared by PUNCH Consulting Engineers, which concludes that there is sufficient capacity in the network to accommodate the proposed development. The surveyed bus stops in the local area indicated a high rate of available capacity for potential public transport commuters from the proposed development, with most buses running with 75% available capacity.

#### **BusConnects Galway**

The subject site also benefits from the National Transport Authority's (NTA) Bus Connects 'Cross City Network' scheme.

The NTA plans to commence the implementation of the New Galway Bus Network between 2025 and 2026. As part of Bus Connects, the NTA are also advancing work on the Sustainable Transport Corridors, which will improve travel times on the bus network and improve connections for pedestrians and cyclists. Other parts of the Bus Connects programme, like simpler fares, will be delivered with the new bus network.

The key benefits of the final new network include:

- An approximately 50% increase in the amount of bus services in Galway city, Bearna and Oranmore.
- The extension of bus services to new areas with more routes with frequent services and an enhanced weekend timetable.
- A new 24-hour bus service, to be known as Route 9, would operate from Knocknacarra through the city centre to Doughiska and Parkmore.
- More residents of the city and its suburbs having access to the public transport network with Upper Ballymoneen Road, the Coast Road between Galway City and Oranmore and Oranhill among the areas to benefit.
- More routes running cross-city, and the main point of interchange located at Eyre Square.





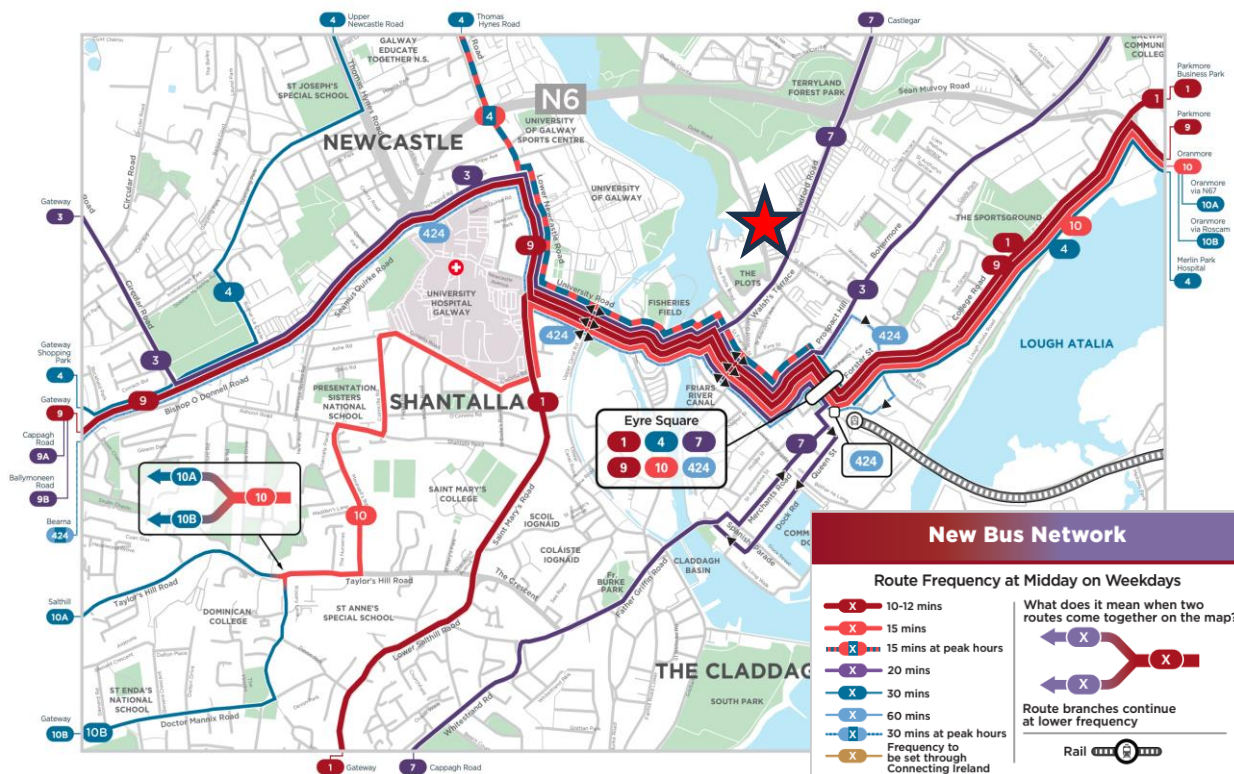


Figure 9 – Proposed BusConnects New Network Map with Site Identified by Red Star (Source: NTA)

Route	From	Via	To	How Often	Replaces Route...
1	Gateway	W. Distributor Road - Threadneedle Road - Salthill Promenade - Upper Salthill Road - St Mary's Road - Newcastle Road - University Road - Galway Cathedral - City Centre - College Road - Wellpark Road - Monivea Road - Ballybane Road - Castlepark Road - Monivea Road - Parkmore Road	Parkmore Business Park	15 mins	401
3	Gateway	W. Distributor Road - Clybaun Road Upper - Rahoon Road - Diarmuid Road - Bun a Cnoic - Circular Road - Seamus Quirke Road - Newcastle Road - University Road - Galway Cathedral - City Centre - Prospect Hill - Bohermore - Tuam Road - Monivea Road - McDonagh Avenue/Clarke Avenue - McDermot Avenue/Tone Avenue - Connolly Avenue - St James Road - Ballybane Road	Ballybrit Industrial Estate	20 mins	405
4	Gateway	Galway West Business Park - Rahoon Road - Seamus Quirke Road - Bóthar Le Cheile - Siobhan McKenna Road - Thomas Hynes Road - Upper Newcastle Road - Newcastle Road - University Road - Galway Cathedral - City Centre - College Road - Dublin Road - Renmore Road - Hawthorn Drive - Fuschia Drive - Ballyloughane Road - Dublin Road	Merlin Park Hospital	30 mins	402 + 404
4	NUI Galway	Upper Newcastle Road - Newcastle Road - University Road - Galway Cathedral	City Centre	15 mins, at peaks	NEW
7	Cappagh Road	Barna Road - Upper Salthill Road - Salthill Promenade - Seapoint Promenade - Whitestrand Road - Father Griffin Road - Dock Road/Merchants Road - City Centre - Eglinton Street - Headford Road - Coolough Road - Tirellan Heights - Headford Road - Bóthar an Choiste	Castlegar	20 mins	407
9	Knocknacarra (W. Distributor Road)	Gateway Exchange - W. Distributor Road - Rahoon Road - Seamus Quirke Road - University Road - Galway Cathedral - City Centre (via Cross City Link) - College Road - Dublin Road - Doughiska Road - Parkmore Road	Parkmore Business Park	10 mins	409
9A	Cappagh Road	W. Distributor Road - Gateway Exchange - W. Distributor Road - Rahoon Road - Seamus Quirke Road - University Road - Galway Cathedral - City Centre - College Road - Dublin Road - Doughiska Road - Parkmore Road	Parkmore Business Park	20 mins	411
9B	Upper Ballymoneen Road	Ballymoneen Road - Shangort Road - Clybaun Road Lower - W. Distributor Road - Gateway Exchange - W. Distributor Road - Rahoon Road - Seamus Quirke Road - University Road - Galway Cathedral - City Centre - College Road - Dublin Road - Doughiska Road - Parkmore Road	Parkmore Business Park	20 mins	NEW + 411
10*	Taylor's Hill Road	Maunsell's Road - Shantalla Road - Comcille Road - Costello Road - Newcastle Road - University Road - Galway Cathedral - City Centre (via Cross City Link) - College Road - Dublin Road - (Alternating paths depending on branch) - Main Street - Oranhill Road - Coill Clocha - Main Street (Lidl)	Oranmore	15 mins	NEW
10A	Salthill	Upper Salthill Road - Knocknacarra Road - Kingston Road - Taylor's Hill Road - Maunsell's Road - Shantalla Road - Comcille Road - Costello Road - Newcastle Road - University Road - Galway Cathedral - City Centre - College Road - Dublin Road - Galway Clinic - Eastern Approach Road - Main Street - Oranhill Road - Coill Clocha - Main Street (Lidl)	Oranmore via Eastern Approach Road	30 mins	404
10B	Gateway	W. Distributor Road - Bishop O'Donnell Road - Threadneedle Road - Doctor Mannix Road - Devon Gardens - Rosary Lane - Taylor's Hill Road - Maunsell's Road - Shantalla Road - Comcille Road - Costello Road - Newcastle Road - University Road - Galway Cathedral - City Centre - College Road - Dublin Road - Doughiska Road - Roscam - Coast Road - Main Street - Oranhill Road - Coill Clocha - Main Street (Lidl)	Oranmore via Roscam	30 mins	NEW
424	Bearna	Barna Road - Kingston Road - Shangort Road - Clybaun Road Lower - Western Distributor Road - Gateway Exchange - W. Distributor Road - Rahoon Road - Seamus Quirke Road - University Road - Galway Cathedral - City Centre. Limited stops in Galway.	Ceannt Station	60 mins, 30 mins at peaks	424

Table 2 – Proposed BusConnects Routes & Frequency





We note that planning permission has been granted by An Bord Pleanála on 27/09/2024 for the BusConnects Galway Cross-City Link Scheme (University Road to Dublin Road). This scheme will form a central route for public transport, cyclists and will better connect places of interest for pedestrians along an east-west corridor through Galway City Centre.

The aim of the permitted, but not yet implemented scheme is to provide improved walking, cycling and bus infrastructure on this key access corridor in Galway City, which will enable and deliver efficient, safe, and integrated sustainable transport movement along the corridor. The extents of the permitted scheme are set out in the images below:



Figure 10 – Extents of Galway BusConnects Cross-City Link (subject site identified by Red Star)

### Regional Bus Network

Principal destinations of regional buses within Galway City are from Ceannt Station (approx. 800 m from site / 11 – minute walk) and Fairgreen Coach Station (approx. 550 m from site / 10 – minute walk).

Both stations provide daily regional bus services to the following cities and towns:

<b>North</b>	Donegal, Sligo, Mayo, Headford, Tuam
<b>South</b>	Cork, Limerick, Clare, Kerry
<b>East</b>	Dublin, Athlone, Ballinasloe, Loughrea, Athenry, Waterford
<b>West</b>	Connemara, Clifden, Spiddal

Table 3 – Regional Bus Destinations from Galway Bus Stations

## 4.4 Rail Service

Galway City's Ceannt Train Station is located approx. 800 m from the subject site (11 – minute walking distance).

This station is served by the following daily routes:

- Galway – Dublin Heuston Station
- Galway – Limerick (connections with Cork, & Tralee available)
- Galway – Athenry
- Waterford – Clonmel – Limerick Junction (connections with Dublin, Cork, Limerick and Galway available).

## 5 Demographic Trends

For the purposes of demographic analysis, the ‘Study Area’ comprises 8 no. District Electoral Divisions (DEDs) of St. Nicholas, Menlough, Castlegar, Eyre Square, Nuns Island, Newcastle, Shantalla, and Claddagh which intersect a 1km radius from the subject site to provide insight into the character of the local population with respect to demographic trends.

Demographic trends for the defined catchment areas were reviewed based on the Census 2022 data for the Galway City area and Small Area Population Statistics (SAPs) for the District Electoral Divisions (DEDs) of St. Nicholas, Menlough, Castlegar, Eyre Square, Nuns Island, Newcastle, Shantalla, and Claddagh for the same year.

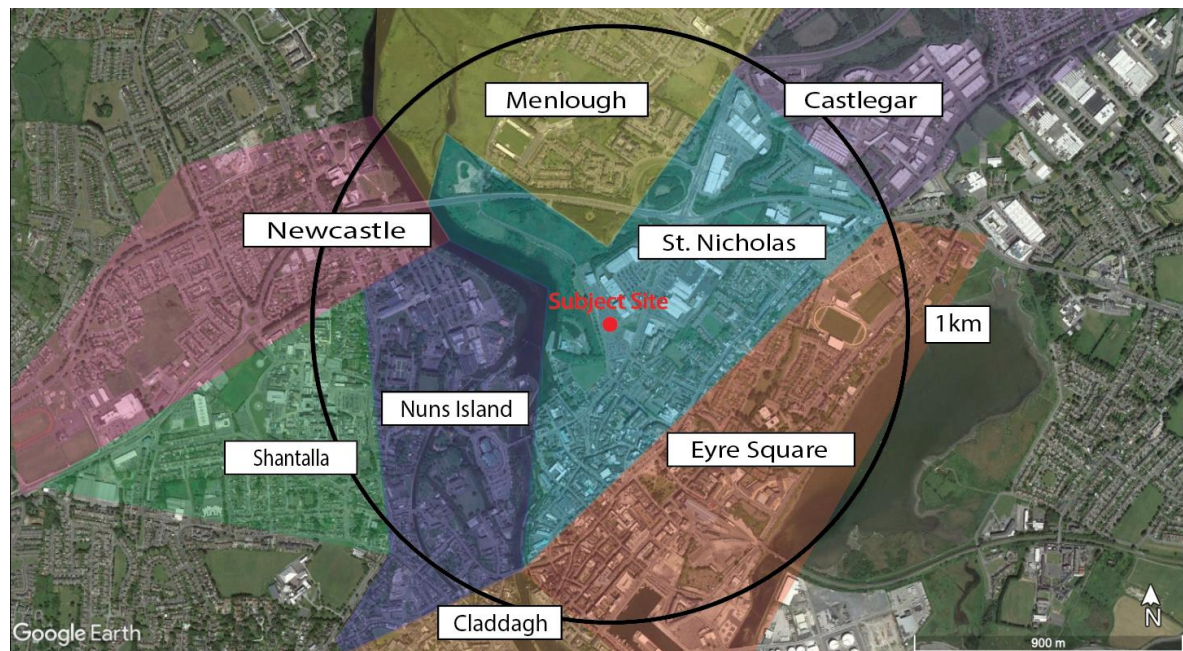


Figure 11 – Map of local Electoral Divisions with respect to the Subject Site

From this section forward, the assessment considers the statistical data of the electoral divisions in closest proximity to the subject site referred to as the Study Area. This ensures an accurate representation of findings.

### 5.1 Population Figures

The most recent population figures from the results of Census 2022 and Census 2016 for the electoral divisions are highlighted in Table 4 below for convenience.

DED	2016	2022	Actual Change	% Change
St. Nicholas	2,394	3,232	+838	+25.9%
Menlough	5,118	5,407	+289	+5.3%
Castlegar	4,053	4,315	+262	+6%
Eyre Square	4,108	4,456	+348	+7.8%
Nuns Island	1,474	1,716	+242	+14.1%
Newcastle	1,895	2,017	+122	+6%
Shantalla	1,912	2,015	+103	+5.1%



DED	2016	2022	Actual Change	% Change
Claddagh	2,593	2,755	+162	+5.8%
<b>Total</b>	<b>23,547</b>	<b>25,913</b>	<b>+2,366</b>	<b>+10%</b>

*Table 4 – Population Evolution in Electoral District Areas (Source: CSO 2022)*

The table above indicates that between 2016 and 2022 there was an overall increase in population of 10% across all electoral divisions in the Study Area. The St. Nicholas electoral division, where the subject site is located, saw a 25.9% (or 838 persons) increase in population.

To date, population across all regions is increasing along with a consistently rising demand for housing particularly in urban regions. It is worth noting that with a consistently rising demand for housing in Galway City, population figures are envisaged to increase across most DEDs within the county in the next decade. It is also worth noting that, Galway's population continues to expand robustly. The proposed development offers housing that caters to the demand in the surrounding area and offers a much-needed high-density development scheme.

The National Planning Framework envisages the population of Galway City and Suburbs to grow by between 40,000 to 45,000 people by 2040, an increase of almost 55%. It also targets half of the homes accommodating this population increase to be located within the existing built footprint, on key regeneration / brownfield sites, such as the subject site. The RSES also sets a population growth target of at least 120,000 population over the next 20 years for the city. Galway City is expected to become a city of scale and a key driver of growth and prosperity for the Northern and Western Region. The Core Strategy Chapter of the City Development Plan 2023-2029 projects the population to increase to approximately 114,900 people by 2031 for the Galway City and Suburbs area.

## 5.2 Age Profile

A review of the Study Area's age profile confirmed that communities in the surrounding areas have an age profile weighted generally towards a younger adult population group with an above average concentration of individuals under 30 years. This can be assessed following a review of the figure below, which confirms that the area's population profile is dominated by people in the working age group (20 to 64 years accounting for 55% of the entire Study Area population. The largest singular age group (at 4-year increments) within the Study Area is 20-24 years accounting for 16% of the entire Study Area population as shown in Figure 12 below. This reflects the Study Area's proximity to the local university and student body present in Galway City.



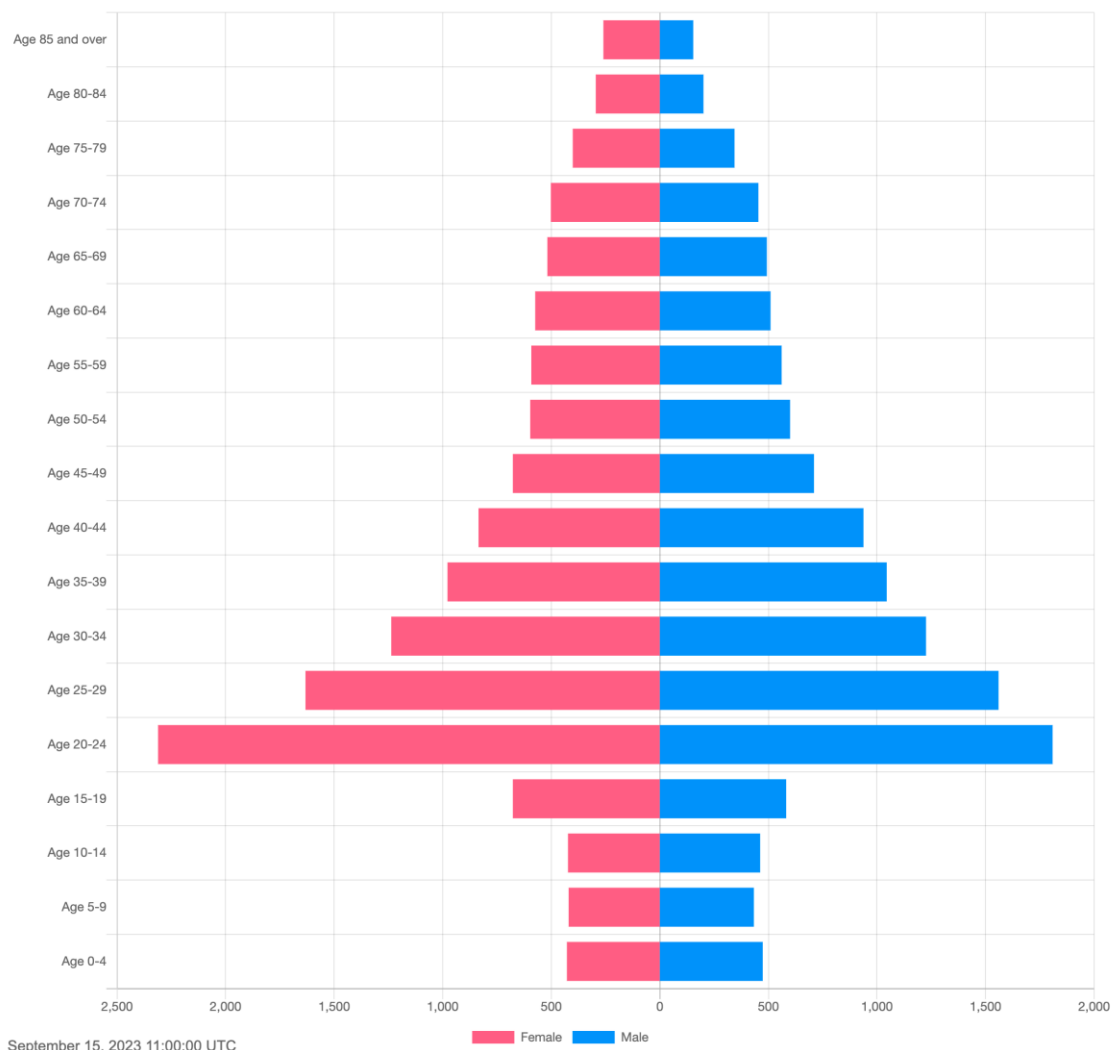


Figure 12 – Study Area population profile by sex and age group (Source: CSO 2022)

Age Cohort	Study Area	% Total
Pre-School (0-4 years)	902	3%
School Age (5-19 Years)	2,997	12%
Young Adults (20-24 years)	4,120	16%
Adults (25-64)	14,272	55%
Older Adults (65+ years)	3,622	14%
Total	25,913	100%

Table 5 – Age Profile Breakdown within Study Area







### 5.3 Household Size

There is a total of 9,523 households in the Study Area. Calculating the average household size in the Study Area (CSO 2022 data for Total Household Population = 23,683 / No. Occupied Households = 9,523) equates to 2.49.

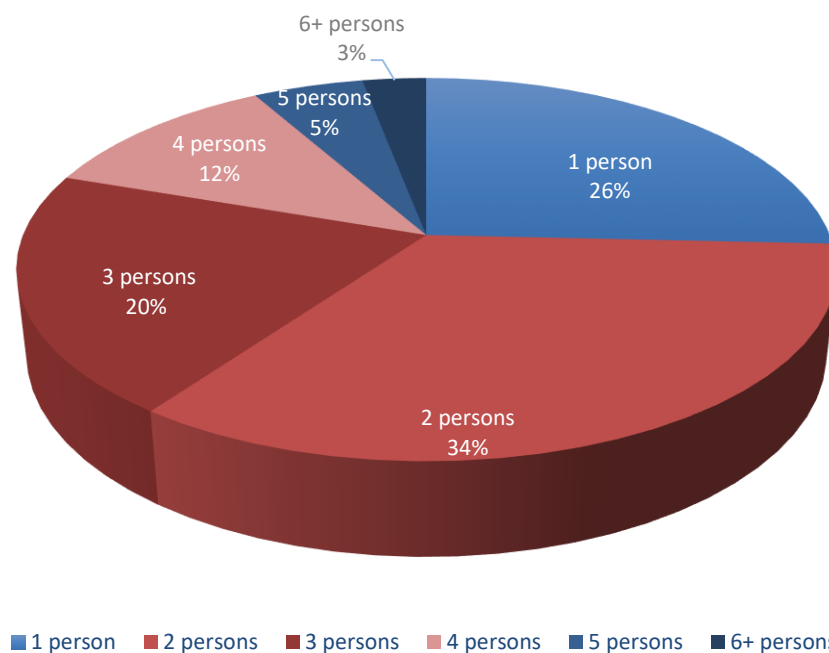


Figure 13 - Percentages of different household sizes within the Study Area (Source: CSO 2022)

The CSO 2022 figures, have shown that the average household size in Galway City is 2.62, an increase from 2.58 in 2016. Evidently, the study area has a lower household size than the city on average.

The predominant household size in the Study Area is 2-person households. This equates to 34% or 3,225 out of 9,523 households. It is also worth noting that the number of 1-person households is high in the Study Area, equating to 26% (2,427) of the total 9,523 households. Therefore, 60% of the total households are 1-2 person households.

Whilst we acknowledge the above figures, which clearly state that more than half (60%) of the surrounding area comprises 1 or 2 person households, we will apply the City average 2.62 within this report as an average household size projected for the proposal, to assess the uppermost requirements.

This said, the overall proposal (219 no. residential units) is expected to generate a population of approx. 574 no. persons (219 x 2.62).

### 5.4 School Going Age

In order to assess the percentage of the projected population that will require school places as part of the proposed development, the current age profile (5-19 years of age) of the Study Area was examined as a typical percentage of the population that will require schooling.

As such, the 5-19 age group of Census 2022 is examined in Table 6 below.

Age Cohort	Study Area	Galway City
School Age (5-19 Years)	2,997	14,992
Total No. of Persons	25,913	84,414
% of population aged 5-19	12%	18%

Table 6 - No of School Going Age Population (Source: CSO, 2022)





The table above confirms that the relevant percentage of school going aged children between the ages of 5-19 is 12% within the Study Area and 18% within the Galway City administrative boundary.

An average of 15% can therefore be assumed to be of school going age within the wider surrounding area at present.

## 5.5 Population Aged 0-4

In order to assess the percentage of the population that will require childcare facility spaces, the current age profile (0-4 years of age) of the Study Area and Galway City were examined as a typical percentage of the population that will require childcare.

As such, the 0-4 age group of Census 2022 is examined in Table 7 below:

Age	Study Area	Galway City
<b>Total no. of persons aged 0-4</b>	902	3,970
<b>Total no. of persons</b>	25,913	84,414
<b>% of total population aged between 0-4</b>	<b>3.5%</b>	<b>4.7%</b>

Table 7 – No. of Persons aged 0-4 (Source: CSO, 2022)

Table 7 confirms that the relevant percentage of the total population aged between 0-4 years of age are 3.5% and 4.7% for the Study Area and Galway City administrative boundary, respectively.

An average of 4.1% of the population can therefore be assumed to be of the age requiring childcare within the wider surrounding area at present.

It is also important to note that not all children aged 0-4 years will attend a childcare facility. Further, Census data provides figures for the number of children aged 0-4 years in childcare. This data is compared with the number of children aged 0-4 years within the Study Area. A total of 902 no. children aged 0-4 years were recorded in the Study Area in the 2022 Census. 319 no. of these children were recorded to be in childcare equating to 35.4% of the population aged 0-4 years. This figure is lower than the Galway City 45.3% of the population aged 0-4 years attending childcare facilities.

DED	Children aged 0-4 years	Children aged 0-4 years in childcare	% of children in childcare
St. Nicholas	87	16	18.4%
Menlough	216	87	40.3%
Castlegar	221	84	38.0%
Eyre Square	78	25	32.1%
Nuns Island	51	20	39.1%
Newcastle	70	20	28.6%
Shantalla	77	24	31.2%
Claddagh	102	43	42.2%
<b>Total</b>	<b>902</b>	<b>319</b>	<b>35.4%</b>





DED	Children aged 0-4 years	Children aged 0-4 years in childcare	% of children in childcare
Galway City	3,970	1,798	45.3%

Table 8 – No. of Persons aged 0-4 vs children aged 0-4 years in Childcare (Source: CSO, 2022)

### **Childcare Patterns**

The 'Annual Early Years Sector Profile Report 2020/21' published by the Department of Children and Youth Affairs reports that a total of 6,809 no. children were enrolled in childcare in County Galway and there were 1,826 no. vacant places recorded. This is a vacancy rate of 27%. These findings indicate that there is significant childcare space capacity within County Galway (Note that no figures are available for Galway City explicitly).

## **5.6 Summary of Findings**

The key points to note are as follows:

- The total number of persons in the Study Area is 25,913.
- The average household size in the Study Area is 2.49 and the average household size in Galway City is 2.62 (applied within this report).
- 60% of the total households are 1 – 2 person households.
- It is predicted that a 219 – unit development at the subject site will generate a population of approx. 574 persons (219 x 2.62).
- Of the 574 persons or population arising from the proposal, 15% (a total of 86 new residents) are likely to be of school going age.
- From the predicted population using the average (4.1%) presumption of the age requiring childcare would create a total of c. 24 (572 x 4.1%) persons between the ages of 0-4.
  - There is a 27% vacancy rate for childcare spaces in County Galway.
  - 35.4% of children aged 0-4 years attend childcare facilities in the Study Area. 45.3% of children aged 0-4 years attend childcare facilities in the City.

We confirm that the above statistics area applied throughout this report to allow for conclusions be drawn.





## 6 Childcare Facilities

### 6.1 Methodology

The review of childcare facilities in the area generally comprised of the following:

- Establishing Demand for Childcare Places
- Establishing the Capacity of Local Facilities

In preparing the review of childcare facilities in the surrounding area, an appropriate starting point was a review of the Childcare Guidelines for Planning Authorities entitled ‘Childcare Facilities – Guidelines for Planning Authorities (2001)’ with regard to the requirement for childcare facilities for the proposed development of 219 no. residential units.

In addition, we note that the An TUSLA - the Child and Family Agency, Pobal and Galway City & County Childcare Committee websites were also consulted in order to appraise existing childcare service providers within the study area.

We note at this point that there is no formal guidance available on an appropriate study area to focus the assessment of establishing the demand and capacity of local childcare facilities and professional judgement has been applied. This assessment has been limited to a 2km radius, in close proximity to the subject site. A 2 km radius was chosen as a conservative approach to reviewing childcare capacity, it is also considered to be a reasonable distance for parents and children to travel by foot / cycling to reach childcare facilities from the proposed development site. It is recognised that there is also the option for families to avail of childcare facilities outside of this area due to a preferred location near workplaces, or schools that older children in the family may be attending. It is also highlighted that not all preschool aged children attend childcare facilities and it is considered that there will always be a significant portion of children who do not attend childcare facilities at all or attend only occasionally.

### 6.2 Assessment

The CSO’s Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016<sup>1</sup>. We note that this is the latest available survey to date. This release is important for the purpose of this assessment as it details the extent to which childcare facilities are utilised by the general population. An adaption table found in the QNHS, indicates the range of methods parents use for the purpose of childcare for their pre-school children in the West Region compared with the State.

Type of childcare	West (incl. Galway City)	State
Parent / Partner	59%	62%
Unpaid relative / friend	18%	17%
Paid relative / friend	2%	3%
Childminder/ Nanny	21%	13%
Childcare Facility	15%	19%
Other	<1%	1%

*Table 9 – Type of Childcare used by pre-school children by Region & State (Source: QNHS 2016)*

The most commonly used non-parental childcare type for pre-school children is a creche / Montessori / group / aftercare school facility within the State (19%). This type of care is used by 15% of pre-school

<sup>1</sup> The QNHS is released by the CSO each quarter and surveys a random sample of the population. Percentage totals may amount to over 100% due to some respondents providing multiple answers. This is the most recent QNHS study on childcare take-up:

[https://pdf.cso.ie/www/pdf/20170706100048\\_QNHS\\_Childcare\\_Quarter\\_3\\_2016\\_full.pdf](https://pdf.cso.ie/www/pdf/20170706100048_QNHS_Childcare_Quarter_3_2016_full.pdf)





children within the West Region. The vast majority of pre-school aged children are cared for by their parents or partners of their parents / childminder equating to 59% and 21%, respectively.

#### **Subject Proposal's Demand for Childcare Places**

As previously outlined in Section 4 above, the Apartment Guidelines, 2023 advise that 2 and 3 bedroom units only should be considered as contributing to a requirement for childcare. Thus, the total number of units in the scheme which are included in this estimation amounts to 110.

In arriving at the estimated number of 0–4-year-old residents in the proposed developments, the proposed unit mix and form of the development, as well as the following indicators, have been considered:

- Persons per unit proposed (determined by the proposed development and the average household size within the Galway City, established as 2.62 persons per unit using the Census 2022 data) and:
- Proportion of the Study Area's population within 0-4 years age cohort (determined as 4.1% average using the 2022 census data).

Analysis of these factors allow for a determination of the total number of 0–4 year-old residents in the proposed development. As highlighted in Table 10 below, it is estimated that **12 no. children aged 0-4 years may reside in the proposed development.**

Total units (excluding 1-beds)	Average Household Size	Residents (Number)	0-4 years (% of Total population)	0-4 years (Number)
110	2.62	288.2	4.1%	11.82

*Table 10 - Estimated population generated for 0-4 year olds*

Further, acknowledging that 45.3% of children aged 0-4 years attend childcare facilities in the City, it can be estimated that potentially, **only 6 no. of the expected children aged 0-4 years arising from the proposed development would attend a childcare facility.**

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places per approximately 75 residential units. The relevant Childcare Guidelines state that if it is assumed that 50% of units can be assumed to require childcare in a new housing area of 75 dwellings, approximately 35 will need childcare. However, one-bedroom units are not considered to contribute to the childcare provision under the Apartment Guidelines, 2023. This may also apply in part or whole, to the provision of 2-bedroom units.

The proposed development comprises of 219 no. new residential units.

With regard to the proposed development, the threshold for provision for facilities should be established having regard to:

- Scale and unit mix of the proposed development;
- Existing geographical distribution of childcare facilities; and
- Emerging demographic profile of the area.

The following indicative summary mix is identified for the total 219 proposed units:

- 109 no. 1-bed (49.8%)
- 22 no. 2-bed, 3-person (10%)
- 78 no. 2-bed, 4-person (35.6%)
- 10 no. 3-bed (4.6%)

It is submitted that it should only be 2 and 3 bed units that contribute to a requirement for childcare in accordance with the provisions of the Apartment Guidelines of 2023. Furthermore, there is a general rule of thumb that 50% of these units would require childcare. This would equate to a total of 110 no. units (all 2 bed and 3 bed units) with the 50% presenting as a total of 55 no. units. It could be argued that this will be significantly less at operational stage given that not all 2 bed units will require childcare.



However, the worst case scenario or uppermost requirement is that all 2 and 3 bed units have the potential to create demand for childcare provision. On this basis, **a total of 110 units are therefore considered in this analysis (100 x 2 beds and 10 x 3 beds)**. We note the following calculations in this regard:

- 110 units - 1 facility required for every 75 units =  $110/75 = 1.4667$
- 20 childcare spaces required for every 75 units =  $20 \times 1.4667 = \mathbf{c. 29.334 \text{ spaces required}}$

We also note that using the demographic trends of the area, the total 219 no. units would create a projected population of approx. 574 no. persons. ( $219 \times 2.62$  household average) and based on the uppermost requirements, would result in c. 24 no. children aged 0-4 years (4.1% average of 574 units) that will potentially require childcare for the total projected population (including 1-beds which are not generally considered to have any childcare space requirement). It is respectfully submitted that not all future occupants will require private childcare and may choose to avail of alternative childcare provided within the home, by a family member or by private childminder however the following section details the capacity of the existing private childcare facilities in the surrounding area of the subject site.

#### **Childcare Provision as part of Subject Development**

A floor area figure of a minimum 2.32 sq m is generally applied per child space as per the Childcare Guidelines. This can increase to 3.7 sqm per childcare space for smaller children as per Appendix 1 of the Childcare Guidelines.

A facility of 68.05 sqm is therefore required as a **minimum** or where the higher figure is applied for all childcare facilities this extends up to a facility of up to 108.54 sqm. For clarity, this calculation is based on  $29.334 \text{ spaces} \times 2.32 \text{ sqm} = 68.05 \text{ sqm} / 29.334 \text{ spaces} \times 3.7 \text{ sqm} = 108.54 \text{ sqm}$ .

We note that extraneous areas such as kitchens, toilets, sleeping and other ancillary areas are deemed to be separate and these requirements significantly increase floor area.

A childcare facility of approx. 241 sqm is proposed as part of the development. The childcare facility has been designed to provide for the childcare needs of the proposed development. The childcare facility is also afforded an appropriate outdoor play area (approx. 61 sqm).

We confirm that the proposed childcare facility as part of the subject development has the capacity to cater for the childcare demand arising from the current proposal. Further, the proposed childcare facility has additional capacity to cater for any additional childcare spaces requirements as part of any future residential development forming part of the Development Framework or wider Headford Road regeneration area.

We therefore submit the proposed development is acceptable in addressing the anticipated demand that might arise from the proposed development.

### **6.3 Local Childcare Facilities**

While it is considered that the development will be self-sufficient with regard to childcare requirements, a number of alternatives in the surrounding area have been considered in line with national guidance.

To determine the available number of childcare facility places in the area, a desktop-based assessment was carried out to determine the location of services within the surrounding area. Below is a map illustrating their locations in relation to the subject site.

A total of 17 no. operational childcare facilities were identified within a c. 2 km radius of the subject site (equivalent to max c. 15 -minutes' drive time), as shown in Figure 14 below. Current capacity of these facilities was found using the latest TUSLA Register of Services available for Galway from March 2025, which suggests that 711 no. childcare places are on offer in these existing facilities.



Figure 14 – Location of Childcare Facilities within 2 km radius from subject site

No.	Facility Name	Service Type	Age Group	Max Capacity
1.	Tirellan Montessori	Sessional	2-6 Years	22
2.	Sonas Early Learning Centre Tirellan	Full Day / Part Time / Sessional	1-6 Years	64
3.	Sunny Meadow Early Years Service	Sessional	2-6 Years	44
4.	Child's Play Creche	Full Day / Part Time / Sessional	0-6 Years	40
5.	SALI Childcare Service Ltd.	Full Day	2-6 Years	57
6.	St. Pat's Preschool & Afterschool	Part Time	3-6 Years	44
7.	St. Nicholas Preschool & Afterschool	Sessional	3-6 Years	22
8.	Naíonra Iognaid	Full Day / Part Time / Sessional	3-6 Years	44
9.	Little Red Hen	Full Day / Part Time / Sessional	1-6 Years	50
10.	Presentation Early Year Services	Sessional	2-6 Years	22
11.	Oakwood Creche Ltd.	Full Day / Part Time	0-6 Years	32



12.	Sunflowers Montessori and Creche	Full Day	1-6 Years	42
13.	Amy's Montessori & Afterschool	Sessional	2-6 Years	19
14.	Acorn Pre-School	Sessional	3-6 Years	10
15.	Spraoi Early Learning Centre NUIG	Full Day / Part Time / Sessional	0-6 Years	119
16.	Rosebuds Pre-School	Part Time	2-6 Years	44
17.	Wonder Kids Creche	Full Day	2-6 Years	30
<b>Total</b>				<b>711</b>

*Table 11 – Capacity of Existing Childcare Facilities*

## 6.4 Findings

There are 17 no. existing and operational childcare facilities within a 2 km radius with a maximum capacity of 711 no. childcare spaces. Given that a substantial 27% vacancy rate exists for childcare spaces across County Galway further indicates that the local childcare infrastructure has the capacity to accommodate the needs of the proposed development without placing undue strain on existing services. It is also important to note that not all children attend formal childcare facilities. In the Study Area, the attendance rate for children aged 0-4 years is 35.4%, while in Galway City, this figure is slightly higher at 45.3%. This highlights that a significant portion of preschool-aged children are cared for through informal arrangements. Specifically, 59% of children in this age group are cared for by their parents or partners of their parents, while 21% are cared for by childminders.

Analysis of the uppermost requirements for childcare demand confirms that where all 2 and 3 bed units are considered (110 no.), this would yield a requirement of approx. 30 no. childcare spaces. This analysis has identified that a facility of 68.05 sqm is therefore required as a **minimum** or where the higher figure is applied for all childcare facilities this extends up to a facility of up to 108.54 sqm.

The proposed development is therefore considered to be self-sufficient in terms of childcare space requirements. Notably, a childcare facility of approx. 241 sqm in size is proposed as part of the scheme. The childcare facility is also afforded an appropriate outdoor play area (approx. 61 sqm).

We confirm that the proposed childcare facility as part of the subject development has the capacity to cater for the childcare demand arising from the current proposal. Further, the proposed childcare facility has additional capacity to cater for any additional childcare spaces requirements as part of any future residential development forming part of the Development Framework or wider Headford Road regeneration area.

It is submitted that there will be sufficient capacity in the proposed childcare facility as part of the scheme now proposed to cater for the estimated demand arising from the proposed development.

In addition, it is considered that the childcare need requirements generated by the proposed development can also be accommodated in the vicinity of the subject site at the existing childcare facilities in the area.







## 7 Education

### 7.1 Methodology

This Section of the report provides details on the current and future capacity of existing and planned schools in the area. The aim of this assessment is to establish projected demand for school places within the existing schools network generated by the proposed development.

As a starting point this audit reviewed the relevant policy context for the provision of schools. We note that the Department of the Environment Heritage and Local Government and the Department of Education and Science have both published guidance on the provision of schools and community facilities.

We confirm that the ‘The Provision of Schools and the Planning System, July 2008’ was considered in detail as part of this assessment.

This assessment also considered demographic trends within the area, which are available from the CSO website. The data considered includes the following:

- **Census 2022 figures** - Populations Statistics were reviewed to determine what the household composition and school going age was for the St. Nicholas, Menlough, Castlegar, Eyre Square, Nuns Island, Newcastle, Shantalla, and Claddagh Electoral Areas.
- Also, an assessment of the demand arising from the proposed development was determined by multiplying the proposed number of units by the average number of persons per private household.
- **2020/2021 and 2024/2025 Enrolment Figures** - Enrolment figures for the school year of 2020/2021 and 2024/2025 were reviewed to partly establish the available capacity in the schools examined in the assessment.

Following on from the above, again, we note that there is no formal guidance available on an appropriate study area to focus this assessment and professional judgement has been applied. A 5 km radius defined the catchment area for assessment of educational facilities as part of this audit. It is considered that a 5 km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

### 7.2 Demand Generated by Proposed Development for Educational Facilities

The proposed development will comprise 219 no. units of various typologies. The average household size applied throughout this audit is 2.62 persons per household (Galway City average) which generates a total indicative population of 574 no. persons when applied to the proposed development. However, it is likely that the proposed development will generate a lesser population than the estimate as there are only 110 no. units proposed of 2-bedrooms or more that can reasonably accommodate families. For the purposes of this assessment, the uppermost requirements shall be applied.

It has been previously established that 15% of the overall population are of the average school going age. We can assume that 12% of the population created by this development will attend primary school and the remaining 3% will attend post-primary school. This assumption is made based on guidance detailed in “*The Provision of Schools and the Planning System*”, which details that primary school demand can be assessed based on a rate of 12% of the school going age and that the remainder would attend post primary facilities.

Having considered the above, we note that the overall population of school going age envisaged for the proposed development is **c. 86 no. persons**.

Based on the figures provided, we can estimate that the demand for primary school places would equate to approx. 69 no. children and demand for post primary school places to approx. 17 no. pupils.

Total No. of units proposed	219
Average Household Size for GCC	2.62





<b>Estimated Population</b>	c. 574
<b>12% Primary School</b>	c. 69
<b>3% Post-Primary School</b>	c. 17

Table 12 - Estimated population of the proposed development.

### 7.3 Assessment of the Existing Schools Network

The review of educational facilities in the area generally comprised the following:

- Establishing Demand for School Places (as per Section 4.2 above);
- Establishing the Capacity of Primary School Facilities; and
- Establishing the Capacity of Post Primary School Facilities.

For the purposes of this audit, a 5km radius has been selected as the defining catchment area from the subject site for educational facilities. It is considered that a 5km radius is more appropriate for the assessment of primary and secondary schools as there is more flexibility when getting older children to school in terms of transport options. It is also considered that parents may chose schools based on personal preference as opposed to location or convenience.

#### Primary School Facilities

The study area is well provisioned with primary schools. There are currently 24 no. primary schools within a 5 km radius from the subject site a combined enrolment figure of c. 6,530 no. students in 2024/2025. It is noted that the majority of schools (21 out of 24) are located within a 3 km radius from the subject site.

No.	Roll No.	School Name	Type	Enrolment 2024/2025
1.	01013N	Scoil Croi Iosa	Mixed	136
2.	04515G	Mercy Primary School	Mixed	261
3.	13856K	St. James' National School	Mixed	373
4.	16750J	St. Nicholas Parochial School	Mixed	71
5.	16937C	Scoil Fhursa	Mixed	200
6.	16943U	The Claddagh National School	Mixed	271
7.	17782E	Scoil Bhríde Shantalla	Mixed	205
8.	17784I	St. Patrick's Primary School	Mixed	231
9.	18634R	Scoil Ide Salthill	Mixed	272
10.	18929N	St. Enda's Primary School	Girls	117
11.	19241D	Scoil Rois	Mixed	315
12.	19371Q	Scoil Iognaid	Mixed	499
13.	19401W	Scoil Chaitriona Junior	Mixed	367
14.	19468I	Scoil Chaitriona Senior	Mixed	361





15.	19795A	Tirellan Heights National School	Mixed	349
16.	20000L	Galway ETNS	Mixed	381
17.	20554I	Radharc na Mara Primary School	Mixed	351
18.	19201O	Lakeview School	Mixed	74
19.	20070J	Rosedale School	Mixed	73
20.	19047H	St. Joseph's Special School	Mixed	81
21.	19994G	Gaelscoil Mhic Amhlaigh	Mixed	649
22.	19858V	Gaelscoil Dara	Mixed	428
23.	17221K	Castlegar National School	Mixed	82
24.	20350P	Merlin Woods Primary School	Mixed	383
Total				6,530

Table 13 - Primary Schools within a 5km radius of Subject site

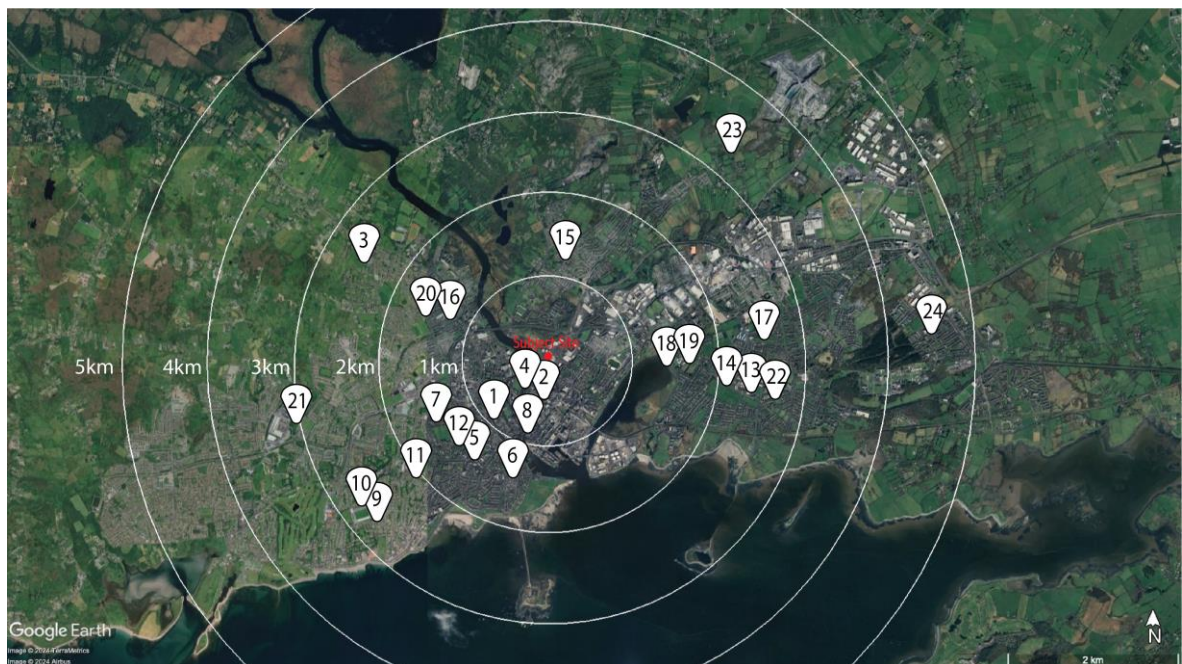


Figure 15 - Primary Schools within a 5km radius of Subject site

### Post Primary School Facilities

A total of 10 no. post-primary schools have been identified within a 5 km radius of the site that held a combined enrolment of 6,437 no. students during the 2024/2025 school year, as per the Department of Education records.

No.	Roll No.	School Name	Type	Enrolment 2024/2025
1.	62960H	St. Joseph's Community College	Boys	767
2.	62970K	Colaiste Iognaid	Mixed	636
3.	62981P	Colaiste Einde	Mixed	806







No.	Roll No.	School Name	Type	Enrolment 2024/2025
4.	62990Q	Dominican College	Girls	601
5.	63001G	Jesus & Mary Secondary School	Girls	666
6.	68347V	Galway Educate Together Secondary School	Mixed	350
7.	68405J	Colaiste Mhuire Mathair	Mixed	765
8.	71330V	Colaiste na Coiribe	Mixed	666
9.	71400Q	Galway Community College	Mixed	455
10.	76096S	Merlin College	Mixed	725
Total				6,437

Table 14 – Post Primary Schools within a 5km radius of Subject site

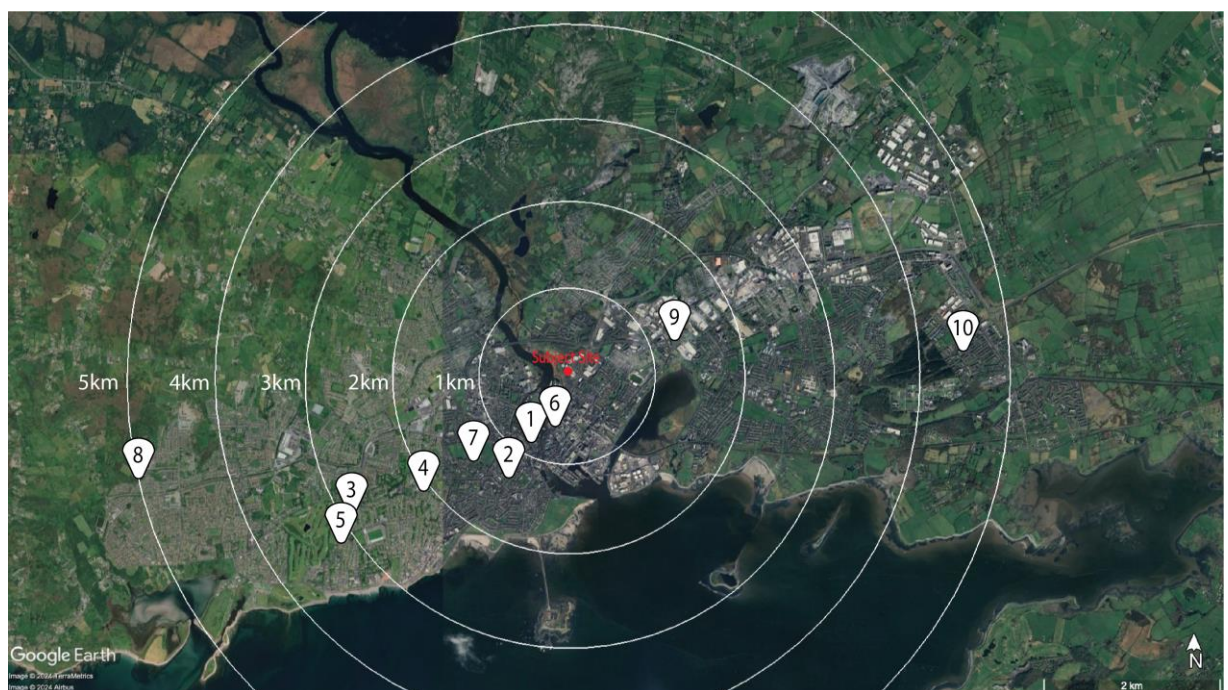


Figure 16 – Post Primary Schools within a 5km radius of Subject site

### 7.3.1 Historic Enrolment and Trends

To establish a more accurate representation of the available capacity of educational facilities to absorb the proposed development, this Audit reviews historic enrolment trends over a 5-year period.

#### Primary Schools

No.	Roll No.	School Name	Type	Enrolment 2020/2021	Enrolment 2024/2025	5-Year Change
1.	01013N	Scoil Croi Iosa	Mixed	119	136	+17
2.	04515G	Mercy Primary School	Mixed	206	261	+55
3.	13856K	St. James' National School	Mixed	372	373	+1





No.	Roll No.	School Name	Type	Enrolment 2020/2021	Enrolment 2024/2025	5-Year Change
4.	16750J	St. Nicholas Parochial School	Mixed	82	71	-11
5.	16937C	Scoil Fhursa	Mixed	243	200	-43
6.	16943U	The Claddagh National School	Mixed	277	271	-6
7.	17782E	Scoil Bhride Shantalla	Mixed	177	205	+28
8.	17784I	St. Patrick's Primary School	Mixed	177	231	+54
9.	18634R	Scoil Ide Salthill	Mixed	276	272	-4
10.	18929N	St. Enda's Primary School	Girls	123	117	-6
11.	19241D	Scoil Rois	Mixed	348	315	-33
12.	19371Q	Scoil Iognaid	Mixed	509	499	-10
13.	19401W	Scoil Chaitriona Junior	Mixed	392	367	-25
14.	19468I	Scoil Chaitriona Senior	Mixed	374	361	-13
15.	19795A	Tirellan Heights National School	Mixed	384	349	-35
16.	20000L	Galway ETNS	Mixed	410	381	-29
17.	20554I	Radharc na Mara Primary School	Mixed	355	351	-4
18.	19201O	Lakeview School	Mixed	41	74	+33
19.	20070J	Rosedale School	Mixed	65	73	+8
20.	19047H	St. Joseph's Special School	Mixed	73	81	+8
21.	19994G	Gaelscoil Mhic Amhlaigh	Mixed	625	649	+24
22.	19858V	Gaelscoil Dara	Mixed	449	428	-21
23.	17221K	Castlegar National School	Mixed	85	82	-3
24.	20350P	Merlin Woods Primary School	Mixed	430	383	-47
<b>Total</b>				<b>6,592</b>	<b>6,530</b>	<b>-62</b>

Table 15 – Historic Change in Primary School Enrolment over 5-year period

The above table shows that the primary schools in the area have shown mixed growth and decline over the historic 5-year period. A general slight decline of c. 62 no. students (approx. 1% decrease) from 2020/2021 to 2024/2025. 15 out of 24 no. primary schools reported a decline in enrolments for this period.



**Post Primary Schools**

No.	Roll No.	School Name	Type	Enrolment 2020/2021	Enrolment 2024/2025	5-Year Change
1.	62960H	St. Joseph's Community College	Boys	759	767	+8
2.	62970K	Colaiste Iognaid	Mixed	621	636	+15
3.	62981P	Colaiste Einde	Mixed	789	806	+17
4.	62990Q	Dominican College	Girls	620	601	-19
5.	63001G	Jesus & Mary Secondary School	Girls	664	666	+2
6.	68347V	Galway Educate Together Secondary School	Mixed	87	350	+263
7.	68405J	Colaiste Mhuire Mathair	Mixed	753	765	+12
8.	71330V	Colaiste na Coiribe	Mixed	607	666	+59
9.	71400Q	Galway Community College	Mixed	259	455	+196
10.	76096S	Merlin College	Mixed	660	725	+65
<b>Total</b>				<b>5,819</b>	<b>6,437</b>	<b>+618</b>

*Table 16 – Historic Change in Post Primary School Enrolment over 5-year period*

Enrolment rates of post-primary schools in the Study Area have increased in the recent 5-year period with an additional 618 no. students (10.6% increase) enrolled from 2020/2021 to 2024/2025. 1 no. post-primary school reported a decline over this period.

## 7.4 Future School Enrolment Projections

The Department of Education (DoE) reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and are now projected to fall gradually to a low point in 2033, in line with revised M1F2 migration and fertility assumptions for the country prepared in 2020.

For primary school projected enrolment levels, Section 4.1 of 'Projections of Full-Time Enrolment: Primary and Second Level 2021-2040' by the DoE in this respect states:

*"While the results are presented for all six scenarios the Department believes that the M1F2 scenario is the most likely outcome. This assumes slightly higher than current rates of migration, and fertility to remain at 1.6. A return to higher fertility, the F1 assumption, is now thought to be highly unlikely while the low migration assumption, M3 (zero net migration) is presented for completeness only..."*

*Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F2 scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today's figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040."*



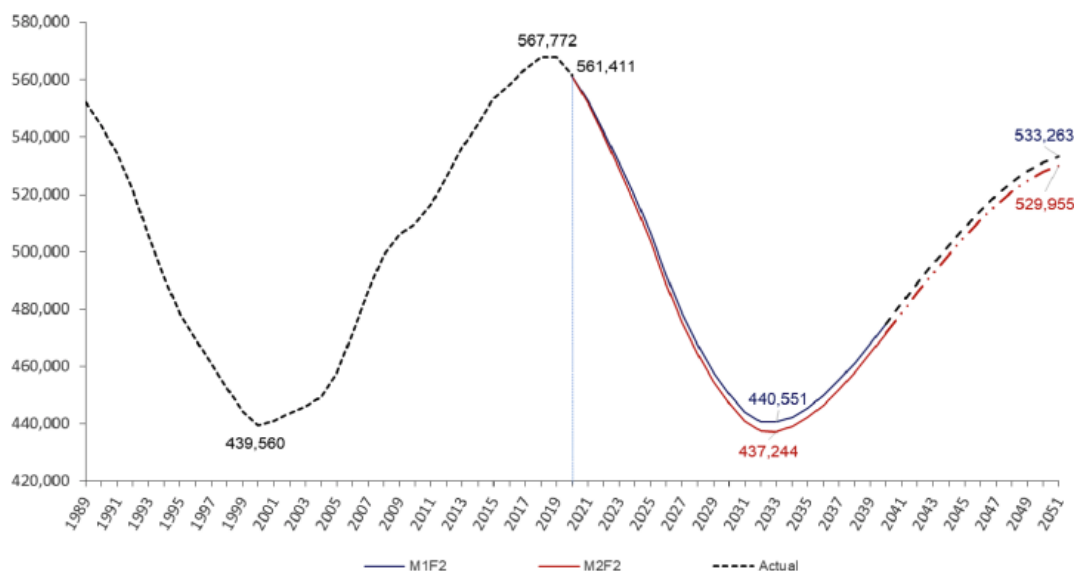


Figure 17 – Actual and Projected Enrolments in Primary Schools 1989-2051 (Source: DoE)

Post-primary school projected enrolment levels, Section 4.2 DoE report in this respect states:

“Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020.

Under the M2F2 scenario (whereby inflows are set at a current rate) enrolments will peak with in 2024 with 401,584 pupils, 7,210 less pupils than under the high migration scenario.”

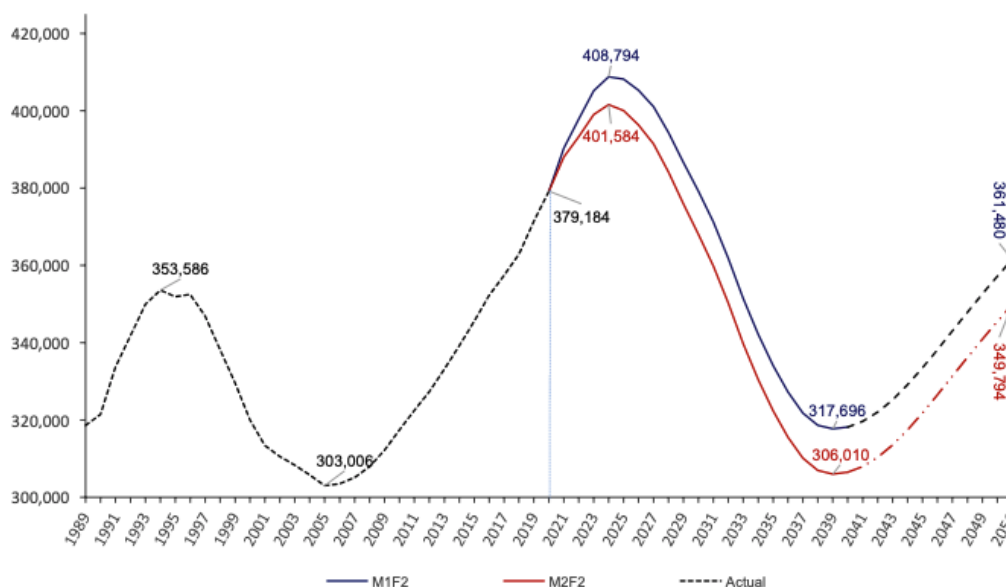


Figure 18 – Actual and Projected Enrolments in Post-Primary Schools 1989-2051 (Source: DoE)

The DoE report projects the enrolment figures in primary schools within the State to drop by approx. 14% between 2024/2025 academic year and 2029/2030 academic year under the M1F2 and M2F2 scenarios. At the post-primary level, the report projects the enrolment figures to fall by an average 7.5% between 2024/2025 academic year and 2029/2030 academic year under both M1F2 and M2F2 scenarios.

Applying this to the current enrolment figures of the Study Area, it is estimated that enrolments in the identified primary schools are set to reduce by 783 no. spaces by 2028/2029 academic year and are estimated to reduce by 755 no. students for post-primary schools by 2028/2029 as per the table below.



	2024/2025 Enrolment	% Change	Estimated Change	Projected 2029/2030 Enrolment
Primary Schools	6,530	-14%	-914	5,616
Post Primary Schools	6,437	-7.5%	-483	5,954

Table 17 – Projected Enrolment Trends 2024-2029

## 7.5 Permitted Planning Permissions for Schools

There is 1 no. recent planning permission for the construction of a new school within 2.4 km / 34-minute walking distance of the subject site:

Ref. 23141 / ABP-320066-24

Permission for development at Dangan Lower which consists of a 11,134 sqm school comprising classrooms, specialist room accommodation, PE Hall/Multi-Purpose Hall, a 2 classroom Special Needs Unit, ancillary accommodation, five external Ball Courts, 19 car parking spaces, and bicycle storage.

The application was received on 07/06/2023, and following a Further Information request, a decision to grant permission for development was issued by Galway City Council on 05/06/2024. Following a third-party appeal, An Bord Pleanála granted permission for development on 16/12/2024 subject to 14 no. conditions.

## 7.6 Educational Facilities Summary

There are 24 no. primary schools and 10 no. post-primary schools currently operating within a 5 km radius of the subject site. These facilities cater to a student population of approx. 6,530 no. primary school students and approx. 6,437 no. post-primary school students. Further, we note that permission was recently granted by An Bord Pleanála (Ref. ABP-320066-24) which will provide a new school with an approx. capacity for 1,000 students.

With respect to future enrolments, we note that an approx. 14% decrease in enrolments in primary school level and a 7.5% decrease in post-primary school enrolments is anticipated for the State from 2024/2025 to 2029/2030, with respect to the most recent regional population projections published by the Department of Education and Skills.

It is our considered view that the future demand generated by the proposed development (i.e. 86 no. educational places – including 69 no. primary and 17 no. post- primary school children) is likely be absorbed by the existing schools network in the immediate surrounding area without any significant impact.





## 8 Retail

### 8.1 Methodology

A desktop-based review of retail facilities was prepared in May 2024 and updated in February 2025. This search was carried out using Google Maps. We note that there is no formal guidance available on an appropriate study area to focus this assessment of the audit and professional judgement has been applied. A study area of 2 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate travelling distance to retail facilities.

### 8.2 Assessment of Retail Facilities

The study area is well provisioned with retail facilities. Galway City Centre is a Level 1 – Metropolitan Centre within the Galway City and County Retail Hierarchy and is the principal retail area within the Galway MASP.

The Figure below shows the distribution of retail in the city relative to the subject site.

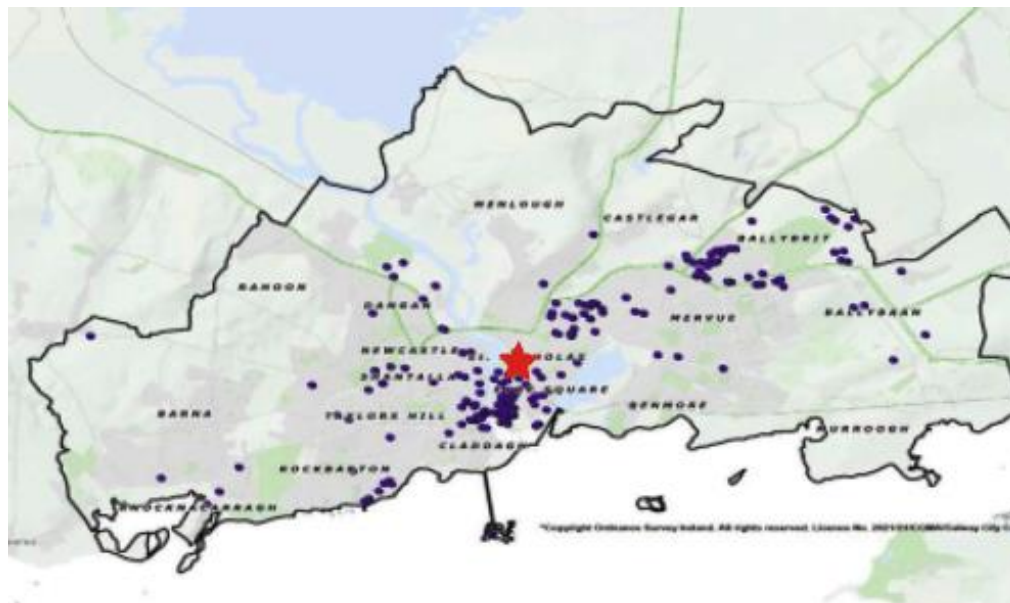


Figure 19 – Galway City Distribution of Main Concentration of Retail Activity with site identified by Red Star

It is also important to note that the subject site is located within the core retail area of Galway City.



Figure 20 – Galway City Core Retail Area with site identified by Red Star

There is a wide range of goods and services on offer in the city centre, in close proximity to the subject site which are sustained all year round.

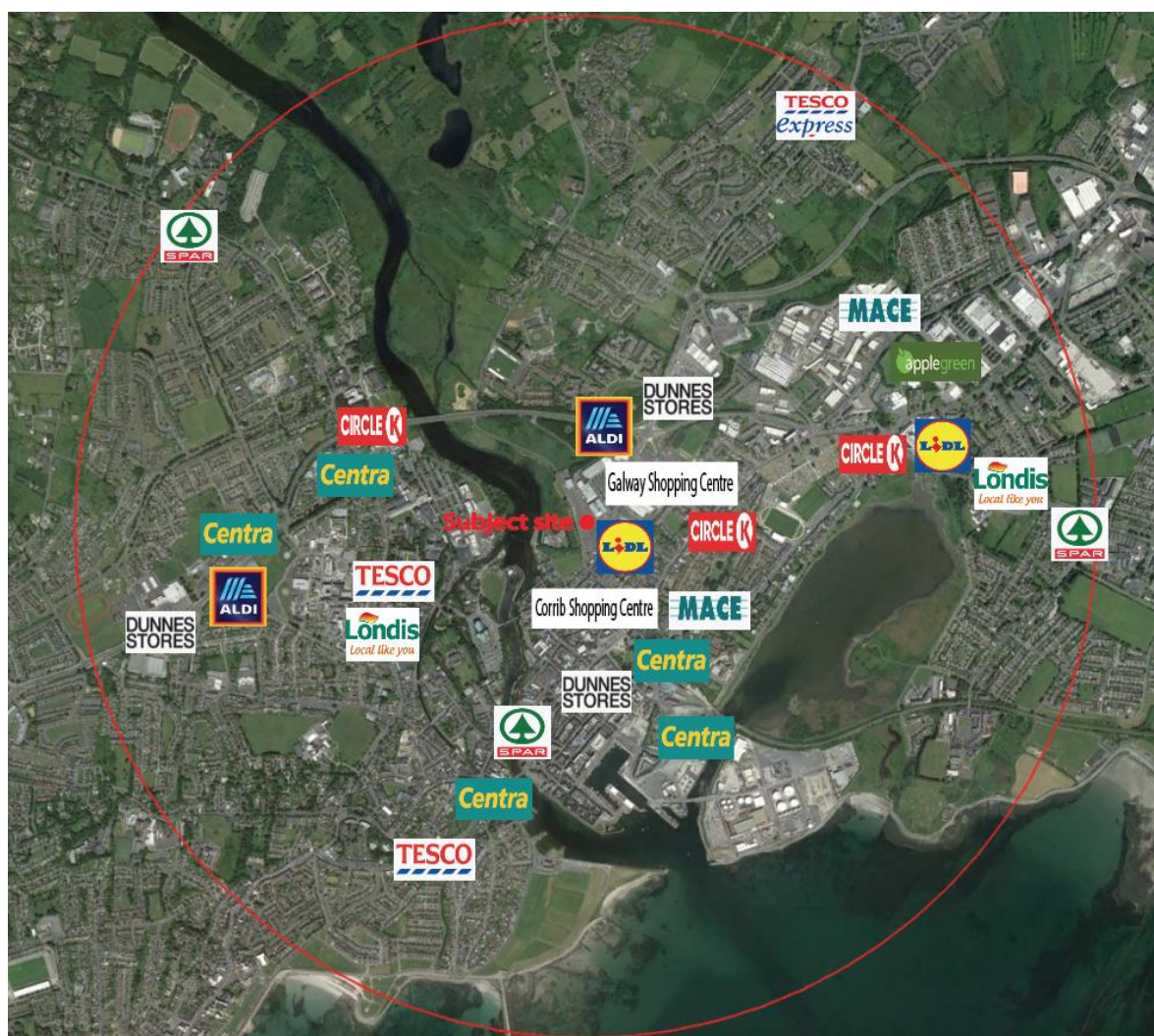


Figure 21 – Retail Facilities within 2 km of subject site.

Convenience Retail		Walking distance from Site
1.	Lidl – Headford Rd.	75 m
2.	Tesco – Galway Shopping Centre	300m
3.	Marks & Spencer – Eyre Street	350 m
4.	Aldi – Headford Rd.	400 m
5.	MACE – Galway City	500 m
6.	Centra – Forster St.	650 m
7.	Dunnes Stores – Terryland	700 m
8.	Circle K – Bohermore	700 m
9.	Dunnes Stores – Eyre Square Centre	700 m



10.	Spar – Mainguard St.	800 m
11.	Tesco Express – University Rd.	1 km
12.	Londis – Newcastle Foodhall	1.1 km
13.	Centra – Lough Atalia	1.1 km
14.	Circle K – Newcastle Rd.	1.4 km
15.	Centra – Newcastle Rd.	1.4 km
16.	Circle K – College Rd.	1.5 km
17.	Tesco Superstore – Father Griffin Rd.	1.6 km
18.	MACE – Liosban Industrial Estate	1.7 km
19.	Lidl – Wellpark Retail Park	1.7 km
20.	Centra – Arch Motors	1.8 km
21.	Applegreen – Tuam Rd.	1.9 km
22.	Aldi – West City Centre	2 km
23.	Casey’s Londis	2 km
24.	Tesco Express - Tornóg	2 km
25.	Dunnes Stores – Westside	2.1 km
26.	Spar – Renmore Rd.	2.4 km
27.	Meehan’s Spar at The Westwood	2.4 km
<b>Galway Shopping Centre</b>		<b>300 m</b>
Ashford Collection, Boots, Born Kids, Born, Carraig Donn, Center Jewellery & Gifts, Cunniffe Electric Galway, Eir, Evergreen, Flying Tiger Copenhagen, Franklins Restaurant, Galway Locksmith Services, Gerard Vogue, Gourmet Tart Co., HairCare, Hale, Dealz, DK Shoes, Eason, Hanley & Co., Hugmie, Insomnia, Kozzy’s Barber Shop, Lana Alteration, Boyle Sports, Matt O’Flaherty Chemists, Murrays Shoes, Newpoint, O’Briens Off-licence, Penneys, Permanent tsb, The Planet, R. Dent, Revolution, Sarah’s Boutique, Sky, Specsavers, Subway, Supermac’s, Tesco, F&F, Three, CR Tormey Butchers, Vodafone, Yours.		
<b>Corrib Shopping Centre</b>		<b>350 m</b>
Axa Insurance, Marks & Spencer, Sports Direct, USC, Brand Max, Park Jewellers, Carraig Donn, Walsh’s Pharmacy, Peter Mark, Jump Juice, Crystal Valet, Headlines Newsagent.		
<b>Corbett Court Shopping Centre</b>		<b>600 m</b>
Name IT, Gadget Gear, Beauty Lounge, Pascal Coffee Shop, Sub-City Comics, Leonidas, Shake Milkshake Bar, Faller’s Sweater Shop, Vodafone, Optilase Eye Clinic, Head Shed, Foxford Jewellery, Perfect Fit,		







Timpson, Diecast Models 4U, Wonder Photo Shop, Carraig Donn, 2 Wild Geese, Fonez, Francis Soap Shop, Hickeys Fabrics, Gamestop, Art & Hobby, Elegant Undies.	
<b>Eyre Square Shopping Centre</b>	<b>650 m</b>
A-Look, Angel Nails, Armour Locksmiths, Avanti, Bags in the City, Café Express, Claire's, Costa Coffee, Diesel, Dunnes Stores, DV8, David Martin Hairdressing Group, Evergreen, Eir, Flying Tiger Copenhagen, Gift Works, Glitzi Bitz, Greenesshoes, Healing Earth, Gosh!, Insomnia, Jack & Jones, JD Spots, It's Magic, Leo Walsh Pharmacy, Over the Moon, Paco, New Look, Paraffin Store, Pizza Point, Penneys, Print On, Regatta, Scoop, Remus Uomo, Shannon Dry Cleaners, Specsavers, Starbucks, Studio 102, Subway, Tek Shop, The Card Shop, The CBD Store, The eCig Store, The Edge Barbers, The Hair & Beauty Company, Threading by Ana, Vero Moda, Virgin Media, Whitehall Medical Centre, XL.	

*Table 18 – Retail Facilities in the surrounding area*

### 8.3 Retail Summary

From the above, it is clear that the area surrounding the site is exceptionally provisioned with convenience retail, shopping centres which have key retail stores and services providing for daily needs. In addition to the above, there is a large variety of comparison retail in the immediate area such as Woodie's, Halfords, Curry's and Smyths Toys immediately adjoining the subject site.







## 9 Other Community Facilities

### 9.1 Methodology

A desktop-based review of community and social facilities was prepared in May 2024 and updated in March 2025. This search was carried out using the google search engine. A study area of 1.5 km was selected as an appropriate catchment area for the review of such facilities as it was thought to be an appropriate walking distance to social facilities. We note that there is no formal guidance available on an appropriate study area to focus this assessment and professional judgement has been applied. The categories of social infrastructure were considered for this Audit take into account the guidance provided in the respective national and regional planning guidance as follows:

- **Further Education** – Colleges, Institutions, Further/Adult Education Centres, Culinary Schools, & Skills Schools.
- **Community Facilities** - Youth Clubs, Libraries & Hobby Clubs.
- **Arts & Culture Facilities** – Museums, Theatres & Performance Venues, Public Art.
- **Parks** - Public Parks, River Walks / Canals, Beaches & Urban Squares.
- **Sports Clubs** – Gyms, Outdoor Clubs, Indoor Clubs & Sports Centres.
- **Health Care** – GP Practices, Medical Centres, Hospitals, Mental Health Facilities, Dental Clinics and Veterinary Care.
- **Religion** – Places of Worship.
- **Elderly** – Nursing Homes.
- **Emergency Services** – Garda Stations, Fire Stations & Emergency Health Facilities.

### 9.2 Assessment and Findings:

#### Further Education Facilities

There are 6 further education facilities located within the immediate 1.5 km radius. A study of the wider area of 5km radius showed that there are, in total, 10 adult education facilities within a 5km radius of the subject site.

Further Education Facilities – 1.5km radius		Distance from Site
1)	University of Galway	600 m
2)	Centre for Adult Learning and Professional Development	750 m
3)	Galway Community College & Music Centre	1.2 km
4)	Galway Technical Institute	1.3 km
5)	Equal Ireland	1.4 km
Further Education Facilities – 5km radius		
7)	GRETB Training Centre	1.9 km
8)	Galway Business School	2.2 km
9)	ATU Galway City	2.7 km





10)	National Learning Network Centre	3 km
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### **Further Education Summary**

There is sufficient further education provision within 1.5km of the subject site. University of Galway is the third largest college by student population in Ireland, with over 19,000 students. This educational facility provides a high standard of further education that attracts students from across the country and internationally. Galway Technical Institute is also of note as a college with over 1000 students and may offer alternative routes into further education.

It is apparent from our review of further education facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

## **9.3 Community Facilities**

An initial review of the surrounding area has confirmed the following provision of facilities within a 1.5km radius:

Community Centres		Distance from Site
1)	Galway City Partnership	100 m
2)	Bohermore Community Centre	500 m
3)	Claddagh Hall	1.3 km
4)	St. Joseph's Community Centre	1.3 km
5)	Westside Community Centre	1.4 km

### **Libraries**

An initial review of the surrounding area has confirmed the following provision of facilities within a 1.5km radius:

Libraries		Distance from Site
6)	James Hardiman Library, University of Galway	650 m
7)	Galway City Library	810 m
8)	Westside Library	1.5 km

### **Youth Clubs**

An initial review of the surrounding area has confirmed the following provision of facilities within a 1.5km radius:

Youth Clubs		Distance from Site
9)	Youth Work Ireland Galway	350 m
10)	Bohermore Community Centre	500 m





11)	Foroige Office Galway	750 m
12)	Galway Youth Theatre	950 m
13)	OLBC Hall	1.3 km

#### **Community and Social Facilities Summary**

It is apparent from our review of community and social facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

### **9.4 Arts & Culture Facilities**

An initial review of the surrounding area has confirmed the following provision of facilities within a 1.5km radius:

<b>Arts Facilities</b>		<b>Distance from Site</b>
1)	Galway International Arts Festival Gallery	700 m
2)	126 Artist-run Gallery	350 m
3)	O'Donoghue Centre for Drama, Theatre and Performance	1 km
4)	Galway Arts Centre	1.1 km

<b>Cultural Facilities</b>		<b>Distance from Site</b>
5)	Black Box Theatre	10 m
6)	Town Hall Theatre	400 m
7)	Nun Island Theatre	1 km
8)	Claddagh Ring Museum	1 km
9)	Zoology & Marine Biology Museum	1.1 km
10)	The Fisheries Watchtower Museum	1.2 km
11)	Galway City Museum	1.4 km

<b>Galway City Annual Arts &amp; Cultural Programme</b>	
12)	Cúirt Literature Festival (April)
13)	Galway Theatre Festival (May)
14)	Galway Early Music Festival (May)





15)	Galway Film Fleadh (July)
16)	Trad on the Prom (May to September)
17)	The Galway Sessions (June)
18)	Galway Comedy Festival (October)
19)	Galway International Arts Festival (July)
20)	Baboró International Arts Festival for Children (October)
21)	Music for Galway (Year-Round Events)

### **Arts & Culture Facilities Summary**

It is apparent from our review of arts and culture facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. There is a wide range and variety of facilities present in the immediately surrounding area of the subject site. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

## **9.5 Sports Clubs/Leisure Centres/Hobbies**

An initial review of the surrounding area has confirmed the following provision of facilities within a 1.5km radius:

Gyms		Distance from Site
1)	Planet Health & Fitness Club	200 m
2)	POWER Gym Galway	360 m
3)	Snap Fitness Galway	400 m
4)	Black Dragon Kickboxing Gym	650 m
5)	NRG Health & Fitness	730 m
6)	Energize Fitness & Leisure	730 m
7)	Kingfisher Club, University of Galway	800 m
8)	Goals Gym Galway	800 m
9)	Galway City Gym	1.1 km
10)	DM Female Only Gym Galway	1.3 km
11)	Purefit	1.4 km
12)	Point Blank Gym	1.4 km







Outdoor Clubs		Distance from Site
13)	The Galway Rowing Club	260 m
14)	Galway Hibernians Soccer Club	500 m
15)	Galway United Football Club	660 m
16)	Galway Volleyball Club	690 m
17)	Connacht Rugby	760 m
18)	Galway Ocean Sports Club	1.3 km
19)	Galway Magpies Aussie Rules Club	1.3 km
20)	West United FC	1.3 km

Indoor Clubs / Leisure Activities		Distance from Site
21)	Genevieve Ryan Dance Academy	100 m
22)	IMC Cinema Galway	220 m
23)	Salsa Bay Galway	250 m
24)	Galway Latin Dance	300 m
25)	Chen Tai Chi Ireland	300 m
26)	Town Hall Theatre	350 m
27)	Planet Entertainment Centre	350 m
28)	Galway Dance Centre	860 m
29)	Aniar Restaurant & Boutique Cookery School	950 m
30)	Eshu Music	1 km
31)	Performing Arts School Galway	1.1 km
32)	4M Dance Centre	1.1 km
33)	Strange Wolves MMA	1.1 km
34)	Itosu Kai Karate Galway	1.1 km
35)	Dave Joyce Martial Arts Academy	1.2 km
36)	The Irish Dance Experience	1.3 km



37)	Galway Shotokan Karate Club	1.3 km
38)	Galway Gati Lasya	1.4 km
39)	Na Ealai Damsha – Ballet School Galway	1.5 km

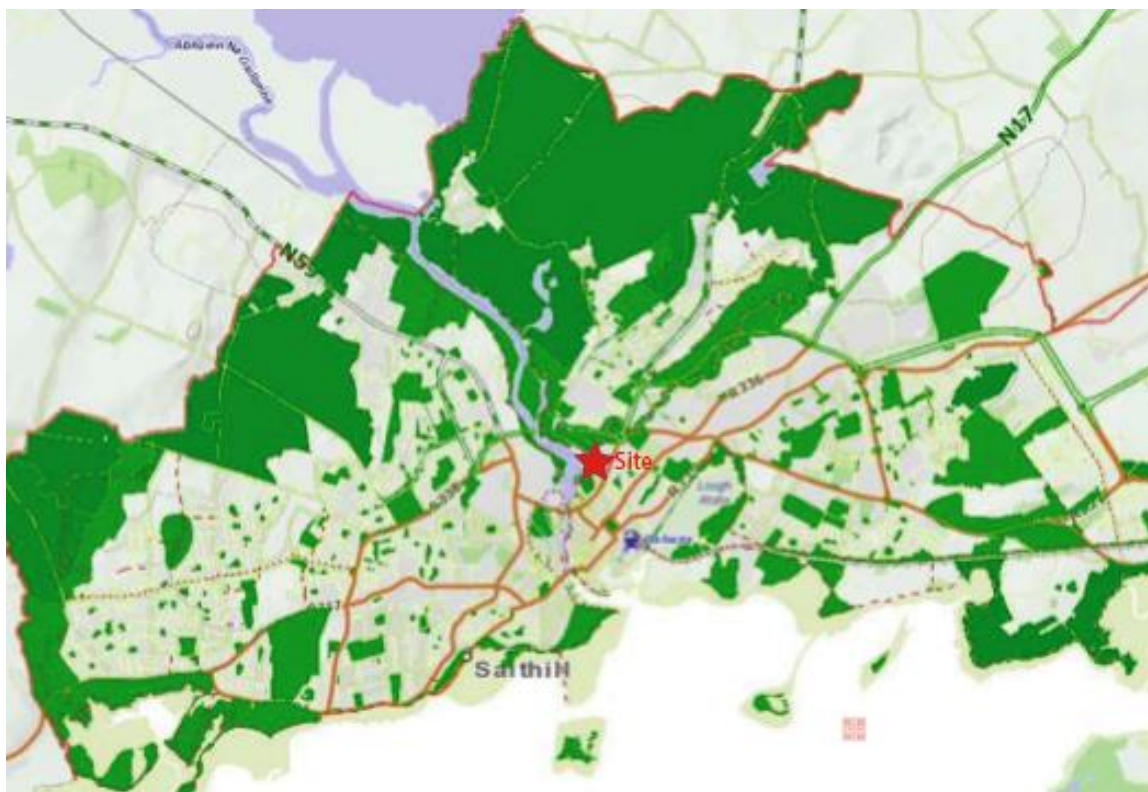
### **Sports Club/Leisure Centres/Hobbies**

It is apparent from our review of these facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is worth noting that the University of Galway provides an abundance of outdoor and indoor clubs across Galway City.

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

## **9.6 Public Parks**

Galway City has an extensive green network which makes up one fifth of the total land area within the city boundary. The green network layout relative to the subject site is shown in the figure below.



*Figure 22 – Extract Green Network Map from GCC Development Plan 2023-2029 with subject site identified by Red Star*

An initial review of the surrounding area has confirmed the following provision of facilities:

Parks		Distance from Site
1)	Water's Edge Garden	290 m
2)	Eyre Square	500 m
3)	College Park	630 m



4)	Millennium Park	700 m
5)	Home Town Park	750 m
6)	Lough Atalia Walkway	850 m
7)	Loyola Park	1 km
8)	Terryland Forest Park	1.1 km
9)	The City Green	1.1 km
10)	South Park	1.5 km
11)	South Park Beach	1.5 km

### **Parks Summary**

It is apparent from our review of parks, that there is an appropriate provision within the surrounding area to serve the development now proposed.

## **9.7 Healthcare**

An initial review of the surrounding area has confirmed the following provision of facilities:

Medical Centres		Distance from Site
1)	Prospect Health Centre	300 m
2)	Headford Road Medical Clinic	610 m
3)	Whitehall Medical Centre	690 m
4)	Galway Bay Medical Centre	780 m
5)	Hazel Medical Centre	830 m
6)	Carepoint Medical Centre	830 m
7)	Doctor365 Galway	840 m
8)	Newcastle Medical Centre	870 m
9)	Corrib Medical Centre	880 m
10)	The Heights Medical Centre	960 m
11)	University Hospital Galway	1 km
12)	Shantalla Health Centre	1.1 km
13)	Castle Medical Centre	1.2 km
14)	Galway City Medical Centre	1.2 km
15)	Westdoc Limited	1.4 km





16)	The Crescent Medical Centre	1.4 km
17)	The Claddagh Medical Centre	1.4 km

It is worth noting that there is an abundance of medical centres located within a 5km radius of the subject site.

#### **Dental Clinics**

Dental Clinics		Distance from Site
1)	Quay Dental	190 m
2)	Forster Court Dental Clinic	400 m
3)	RDent	550 m
4)	Eyre Square Dental Clinic	750 m
5)	Smiles Dental Galway	850 m
6)	Gate Clinic	900 m
7)	Dental Options Galway	1 km
8)	Galway Dental Group	1 km
9)	Cross Street Dental	1 km

#### **Veterinary Clinics**

An initial review of the surrounding area has confirmed the following provision of facilities:

Veterinary Clinics		Distance from Site
18)	Cuddy Vets	1.2 km
19)	Ark Vets Galway	1.3 km
20)	Bushypark Vets	1.4 km

#### **Healthcare Summary**

It is apparent from our review of healthcare facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed.

It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Galway City Country Council.

### **9.8 Religious Facilities**

An initial review of the surrounding area has confirmed the following provision of facilities:







Religious Facilities		Distance from Site
1)	Franciscan Abbey Catholic Church	430 m
2)	Parish of Saint Patrick	500 m
3)	Living Hope Church	570 m
4)	Galway Cathedral	570 m
5)	Saint Nicholas Collegiate Church	705 m
6)	United Church Galway	710 m
7)	St. Augustine's Catholic Parish	760 m
8)	Covenant Christian Fellowship	860 m
9)	St. Joseph's Catholic Church	870 m
10)	St. Mary's Catholic Church	1.1 km
11)	St. Ignatius Church	1.2 km
12)	Kingdom Hall of Jehovah's Witnesses	1.2 km
13)	Jesuit Centre of Spirituality and Culture	1.3 km
14)	St. Nicolae Biserica Ortodoxa Romana	1.4 km
15)	The Church of Jesus Christ of Latter-day Saints	1.4 km

### Religion Summary

It is apparent from our review of religious facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Galway City Council.

## 9.9 Elderly Care

An initial review has confirmed that while there are few elderly care/nursing homes located within 1.5km of the subject site, a study of the wider context of 5km revealed:

Elderly Care		Distance from Site
1)	St. Francis Day Care & Primary Care Centre	1.1 km
2)	St. Mary's Nursing Home	1.3 km
3)	Aperee Living Galway	2.3 km
4)	Castlegar Nursing Home	3.2 km





5)	Rushmore Nursing Home	4.1 km
6)	St. David's Retirement Home	4.4 km

#### **Elderly Care Summary**

It is apparent from our review of elderly care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

We trust that this will be satisfactory of the Planning Authority of Galway City Council.

### **9.10 Emergency Services**

The ability of emergency related infrastructure to support the needs of existing and future residents is of paramount importance. The following emergency services have been located within a 2 km radius.

<b>Emergency Services</b>		<b>Distance from Site</b>
1)	Mill Street Garda Station	1 km
2)	Emergency Department – University Hospital Galway	1.2 km
3)	Galway City Fire Station	1.3 km
4)	Westdoc Ltd.	1.8 km

#### **Emergency Services Summary**

A Garda Station, Fire Station, Emergency Department and Urgent Care Out of Hours Doctor have been established within a 2 km radius of the subject site. There are no known capacity issues with these existing services and therefore it is submitted that these services can sufficiently support the existing population, as well as the increase in the population that would occur as a result of the proposed development.



## 9.11 Community Facilities Summary

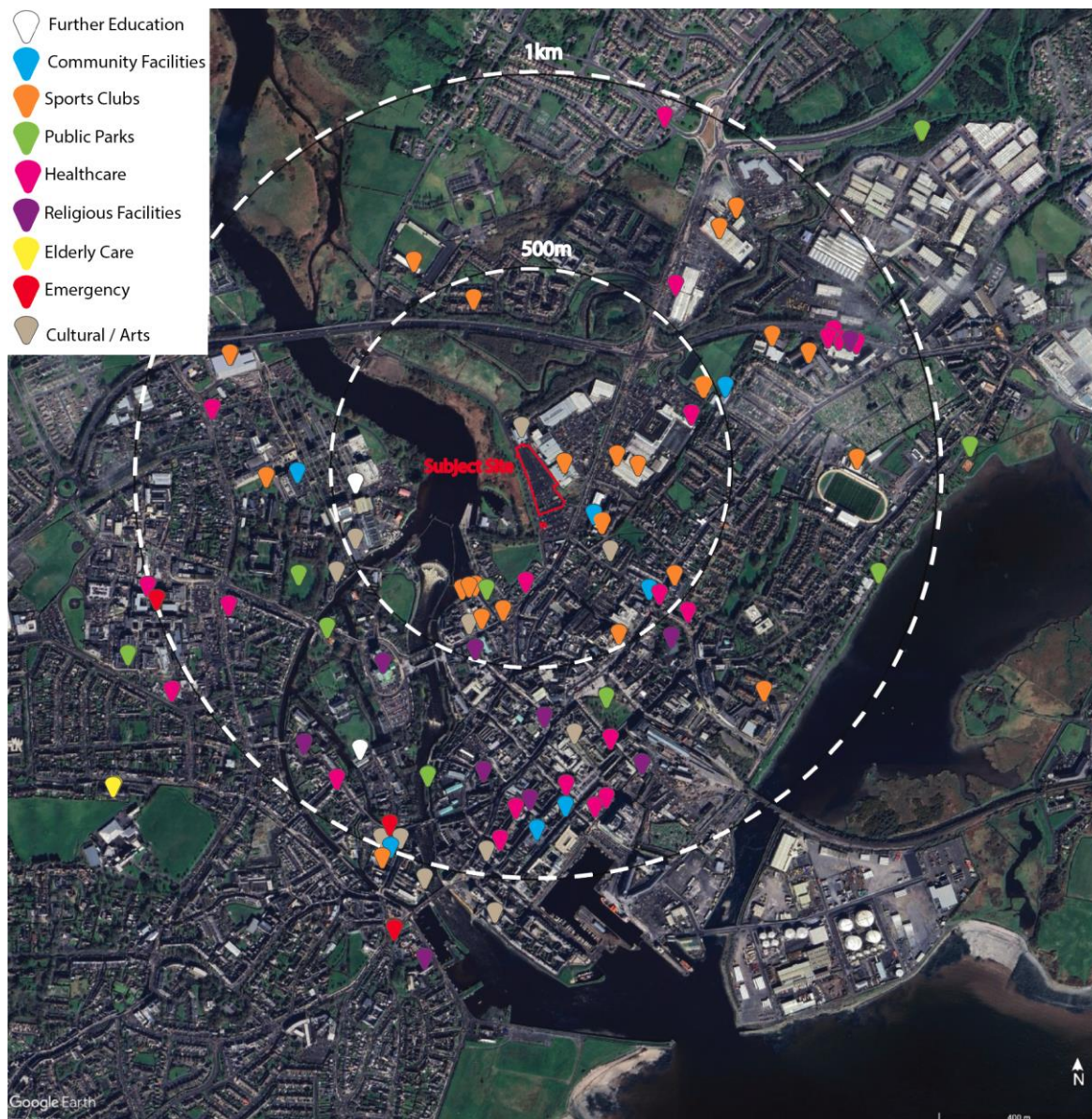


Figure 23 – Map of All Social and Community Infrastructure

It is clear from the above that the subject site is proximate to a large amount of various facilities and services. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.

In addition to the above, there are many restaurants, public houses and coffee shops within the town centre and surrounding area that provides a diverse selection of places for residents to eat, drink and socialise. Post office, credit unions and banks are all vital aspects of social infrastructure and there are many options for such services in the immediate vicinity of the site.



## 10 Employment

### 10.1 Demographic Trends

The economic profile of the Study Area has similar themes to Galway City and County areas, with the majority of the population categorised under ‘At work’, in the Census 2022. The table below provides an overall illustration of the economic status.

	Study Area	%
At work	12,527	54%
Looking for first regular job	242	1%
Short term unemployed	521	2%
Long term unemployed	609	3%
Student	4,029	17%
Looking after home / family	969	4%
Retired	3,223	14%
Unable to Work due to permanent illness / disability	962	4%
Other	251	1%
<b>Total</b>	<b>23,333</b>	<b>100%</b>

Table 19 – Population Aged 15+ by Principle Economic Status (Source: CSO, 2022)

The Study Area catchment area has a slightly smaller proportion of individuals classed as at work compared to the State. The proportion of those classed as ‘retired’ is also lower than the State average. While levels of unemployment are much the same across the geographical areas, the share of students is much higher. This reflects the proximity of the catchment area to the local university.

The closest social welfare office to the Proposed Development which has figures available for the number of people on the Live Register / Unemployed is the Galway City Intreo Centre which covers the following areas: Galway City and Environs, Corrandulla, Clarenbridge, Inverin, Moycullen (areas nearer Galway), Oughterard, Roscahill, Spiddal, Turloughmore, Aran Islands, Ballinahown, Bealadangen, Carraroe, Cashla, Costello, Cuain Mhuire, Lettermore, Rosmuck, Rossaveal, Maam Cross (areas nearer Galway).

The monthly unemployment release contains a series of monthly unemployment rates and volumes. These statistics are the definitive measure of monthly unemployment. The Live Register is used to provide a monthly series of the numbers of people (with some exceptions) registering for Jobseekers Benefit or Jobseekers Allowance or for various other statutory entitlements at local offices of the Department of Social Protection. At the time of carrying out assessment, the most recent information available is from January 2025.

Month	No. of People	Monthly % Change
January 2024	4,484	+2.3%
February 2024	4,450	-0.8%
March 2024	4,408	-0.9%
April 2024	4,330	-1.8%







May 2024	4,288	-2.4%
June 2024	4,380	+2.1%
July 2024	4,560	+4.1
August 2024	4,500	-1.3%
September 2024	4,231	-6.0%
October 2024	4,126	-2.5%
November 2024	4,013	-2.7%
December 2024	4,135	+3.0%
January 2025	4,111	-0.6%
<b>Total Change January 2024 – January 2025</b>	<b>-373</b>	<b>-8.3%</b>

Table 20 – Number of People on the Live Register in Galway City (CSO, 2024)

## 10.2 Employment Areas

There is a wide range of employment opportunities in various sectors in close proximity to the subject site including, but not limited to:

- Manufacturing Industries;
- Construction;
- Retail;
- ICT and Professional Services;
- Education
- Human Health.

Retail is Ireland's largest indigenous industry, employing almost 300,000 people and accounting for 23% of the State's tax revenue. It supports many more jobs throughout the supply chain and unlike many other sectors, retail jobs are evenly spread across every city, town and village in the country and therefore key to contributing to the vibrancy and vitality and prosperity of settlements. Section 8 above, illustrated the large retail sector within Galway City and the immediate surrounding area. The city centre remains the focus of the main commercial activity and this is reflected by the large concentration of major retailers, the hospitality sector, and the strong presence of health, educational and general professional services within the city core area.

There is an emerging concentration of FDI and indigenous high tech office uses on regeneration lands in the centre. The city centre is also the recent location of a growing innovation district which hosts startups and incubator type enterprises. The main business and technology sector, including the clustering of the ICT and Med Tech and medical device manufacturers are located in the east of the city at the strategic employment sites in Ballybrit, Mervue, Parkmore and immediately outside of the city boundary towards Oranmore. The east side of the city also supports the main bulky goods, wholesale and motor trade activity and also the smaller manufacturing enterprises located at Liosbán and along and off the Tuam Road area. In addition, this side of the city supports significant employment at three strategic hospitals at Merlin Park, the Galway Clinic, and Bon Secours and also at ATU, a third level institution. The west of the city has a less dense employment environment than the east.

Close to the city centre there is a significant concentration of health services at UHG and educational institutions at University of Galway and a cluster of large secondary schools on the periphery of Salthill. In addition there is a concentration of tourist accommodation and hospitality services reflecting the proximity of the attractive seaside location at Salthill.

Galway City is a major centre for education with regional and national influence. The city has three third level institutions, University of Galway, Atlantic Technological University (ATU) and Galway Technology



Institute (GTI). These are significant assets to the city in terms of employment, education provision and the contribution they make to research, innovation and the knowledge economy.

The Galway Roscommon Education and Training Board (GRET) delivers a range of further education and training (FET) initiatives providing opportunities to acquire new skills to support career transition and progression. There is student population of approximately 26,000 in the city which contributes to the city's vibrancy and innovation. The Regional Skills Forum West is actively progressing greater collaboration between skills development organisations and business groupings in the City so that the skillsets are in place amongst our labour force to meet future skillset needs of employers.

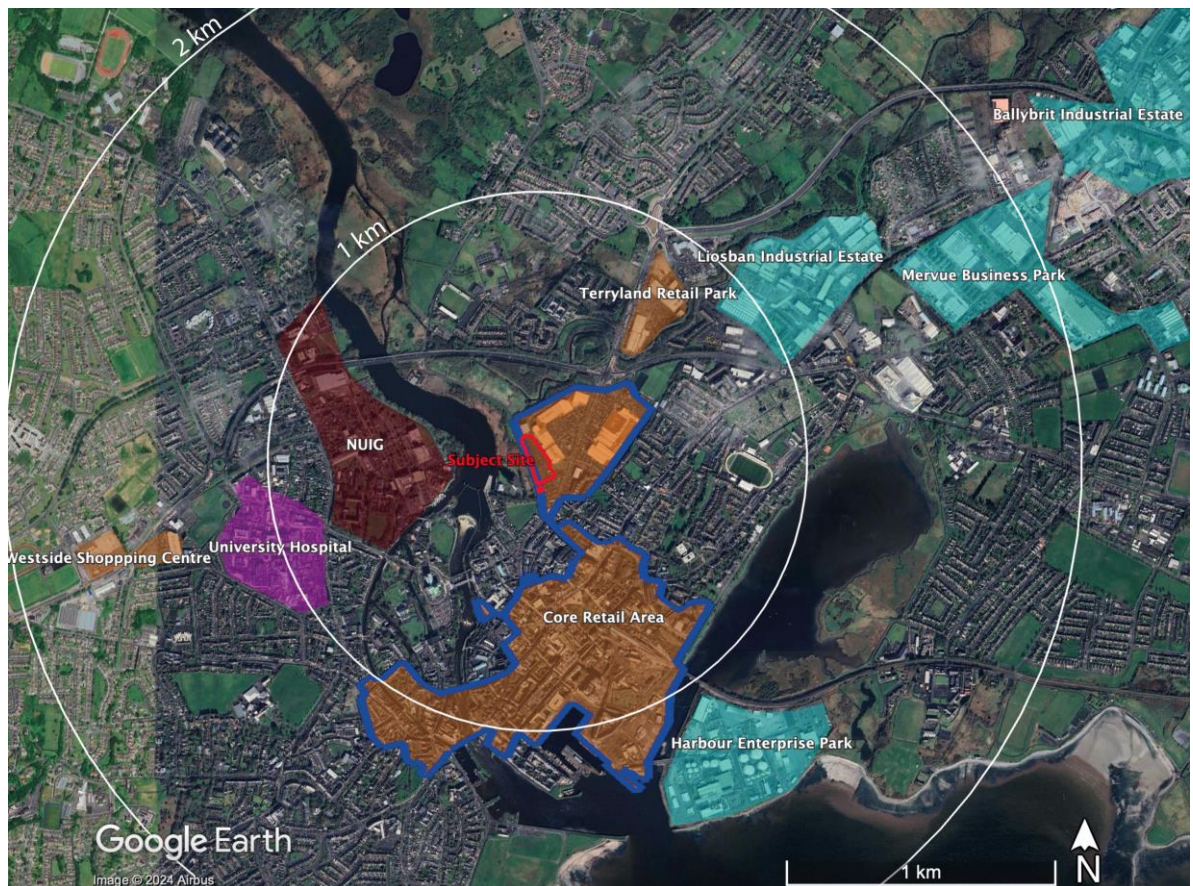


Figure 24 – Employment Areas surrounding subject site outlined in Red

## 11 Conclusion

Following a thorough review of community facilities in the area, this Social, Community and Cultural Infrastructure Audit makes the following conclusions and recommendations:

- **Childcare** - This audit has confirmed that there is sufficient childcare space capacity between the existing facilities in the area and the proposed childcare facility as part of the proposal to meet the estimated demand arising from the proposed development. Notably, analysis of the uppermost requirements for childcare demand arising from the proposal confirms that where all 2 and 3 bed units are considered (110 no.), this would yield a requirement of approx. 30 no. childcare spaces. This analysis has identified that a facility of 68.05 sqm is therefore required as a **minimum**. Notably, a childcare facility of approx. 241 sqm in size is proposed as part of the scheme. The childcare facility is also afforded an appropriate outdoor play area (approx. 61 sqm).
- **Education** - It is considered that the future demand generated by the proposed development (i.e. 86 no. educational places – including 69 no. primary and 17 no. post- primary school children) is likely be absorbed by the existing schools network and other planned schools currently under development within the area without any significant impact.
- **Retail** - The site's proximity to retail services directly east and south ensures an appropriate quantum of retail services for future residents. The area surrounding the site is exceptionally provisioned with convenience retail, shopping centres which have key retail stores and services providing for daily needs. In addition to the above, there is a large variety of comparison retail in the immediate area such as Woodie's, Halfords, Curry's and Smyths Toys immediately adjoining the subject site. In addition, the site is within walking distance to Eire Square which has a large retail offering.
- **Further Education** - Galway City is a major centre for education with regional and national influence. The city has three third level institutions, University of Galway, Atlantic Technological University and Galway Technology Institute. These are significant assets to the city in terms of employment, education provision and the contribution they make to research, innovation and the knowledge economy. There is sufficient further education provision within 1.5km of the subject site. University of Galway is the third largest college by student population in Ireland, with over 19,000 students. This educational facility provides a high standard of further education that attracts students from across the country and internationally. Galway Technical Institute is also of note as a college with over 1000 students and may offer alternative routes into further education. It is apparent from our review of further education facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- **Arts & Cultural Facilities** - It is apparent from our review of arts and culture facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. There is a wide range and variety of facilities present in the immediately surrounding area of the subject site. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- **Sports Clubs/Leisure Centres/Hobbies** - It is apparent from our review of these facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is worth noting that the University of Galway provides an abundance of outdoor and indoor clubs across Galway City. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- **Parks** - It is apparent from our review of parks, that there is an appropriate provision within the surrounding area to serve the development now proposed.
- **Healthcare** - It is apparent from our review of healthcare facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.



- Religious Facilities - It is apparent from our review of religious facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- Elderly Care - It is apparent from our review of elderly care facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.
- Emergency Services - A Garda Station, Fire Station, Emergency Department and Urgent Care Out of Hours Doctor have been established within a 2 km radius of the subject site. There are no known capacity issues with these existing services and therefore it is submitted that these services can sufficiently support the existing population, as well as the increase in the population that would occur as a result of the proposed development.
- Employment - There is a wide range of employment opportunities in various sectors in close proximity to the subject site including but not limited to manufacturing industries; construction; retail; ICT and professional services; education and human health.
- The location of the subject site supports the '15-minute city' concept where all future residents will have easy access to their essential needs at distances of no more than 15-minutes by walking, cycling or public transport.

We trust that this Social, Community and Cultural Infrastructure Audit has now provided An Bord Pleanála with a detailed account of demand for community infrastructure arising from the proposed development. We trust that the findings are acceptable to the Authority in this regard.

